



City of Santa Fe Springs

Planning Commission Meeting

AGENDA

ADJOURNED MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

February 8, 2023

6:00 p.m.

David Ayala, Commissioner

Joseph Flores, Commissioner

John Mora, Commissioner

Francis Carbajal, Vice Chairperson

Gabriel Jimenez, Chairperson

You may attend the Planning Commission meeting telephonically or electronically using the following means:

Electronically using Zoom: Go to Zoom.us and click on "Join A Meeting" or use the following link: <https://zoom.us/j/558333944?pwd=b0FqbKv2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically: Dial: 888-475-4499

Meeting ID: 558 333 944

Public Comment: The public is encouraged to address the Commission on any matter listed on the agenda or on any other matter within its jurisdiction. If you wish to address the Commission, please complete the card that is provided at the rear entrance to the Council Chambers and hand the card to the Secretary or a member of staff. The Commission will hear public comment on items listed on the agenda during discussion of the matter and prior to a vote. The Commission will hear public comment on matters not listed on the agenda during the Oral Communications period. All written comments received by 12:00 p.m. the day of the Planning Commission meeting will be distributed to the Planning Commissioners and made a part of the official record of the meeting. Written comments will not be read the meeting, only the name of the person submitting the comment will be announced.

Pursuant to provisions of the Brown Act, no action may be taken on a matter unless it is listed on the agenda or unless certain emergency or special circumstances exist. The Commission may direct staff to investigate and/or schedule certain matters for consideration at a future Commission meeting.

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Please Note: Staff reports are available for inspection in the Planning & Development Department, City Hall, 11710 E. Telegraph Road, during regular business hours 7:30 a.m. – 5:30 p.m., Monday – Friday (closed every other Friday) Telephone (562) 868-0511.

1. CALL TO ORDER**2. PLEDGE OF ALLEGIANCE****3. ROLL CALL**

Commissioners Jimenez, Carbajal, Ayala, Flores, and Mora

4. EX PARTE COMMUNICATIONS

This section is intended to allow all officials the opportunity to reveal any disclosure regarding site visits or ex parte communications about public hearings.

5. PUBLIC COMMENT

This is the time when comments may be provided by members of the public on matters within the jurisdiction of the Planning Commission, on the agenda and not on the agenda. The time limit for each speaker is three (3) minutes unless otherwise specified by the Chairperson.

6. MINUTES

A. Approval of the minutes of the October 10, 2022 Planning Commission Meeting

B. Approval of the minutes of the November 9, 2022 Special Planning Commission Meeting

7. PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1
Conditional Use Permit Case No. 417-1

A request for a ten-year permit approval and to allow the ongoing operation and maintenance of an existing 100 ft. high (monopole) wireless telecommunications facility and related unmanned equipment room located at 11916 Bloomfield Avenue (APN: 8026-019-009) within the M-2, Heavy Manufacturing, Zone.
(Coast Business Group Inc., on behalf of AT&T)

8. NEW BUSINESS

Appointment to the Heritage Arts Advisory Committee

9. PRESENTATION

2022 Planning and Development Department Accomplishments

10. ANNOUNCEMENTS

- ♦ Commissioners
- ♦ Staff

11.

ADJOURNMENT

Americans with Disabilities Act: In compliance with the ADA, if you need special assistance to participate in a City meeting or other services offered by this City, please contact the Planning Department. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the City staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

I, Teresa Cavallo, hereby certify under penalty of perjury under the laws of the State of California, that the foregoing agenda has been posted at the following locations; city's website at www.santafesprings.com; City Hall, 11710 Telegraph Road; City Library, 11700 Telegraph Road, and the Town Center Plaza (Kiosk), 11740 Telegraph Road, not less than 72 hours prior to the meeting.



Teresa Cavallo
Planning Secretary

February 2, 2023

Date



City of Santa Fe Springs

Adjourned Planning Commission Meeting

February 8, 2023

APPROVAL OF MINUTES

Minutes of the Planning Commission Meetings

RECOMMENDATION

- Approve the minutes as submitted.

BACKGROUND

Staff has prepared minutes for the following meetings:

- A. Approval of the minutes of the October 10, 2022 Planning Commission Meeting
- B. Approval of the minutes of the November 9, 2022 Special Planning Commission Meeting

Staff hereby submits the minutes for Planning Commissioners' approval.


Wayne M. Morrell
Director of Planning

Attachments:

- A. Approval of the minutes of the October 10, 2022 Planning Commission Meeting
- B. Approval of the minutes of the November 9, 2022 Special Planning Commission Meeting



APPROVED:

MINUTES OF THE REGULAR MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

October 10, 2022

1. CALL TO ORDER

Chair Jimenez called the meeting to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Jimenez called upon Vice Chair Carbajal to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Jimenez
Vice Chairperson Carbajal
Commissioner Ayala
Commissioner Rounds

Staff:

Kathya Firlik, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Assistant Director of Planning
Vince Velasco, Associate planner
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary
Noe Negrete, Director of Public works
Eric Borunda, Grounds Supervisor
Kevin Periman, Municipal Services Manager
Christian Calisaan, Planning Intern
Jeffrey Kessler, Planning Intern

Council:

None

Members absent:

Commissioner Hernandez

4. EX PARTE COMMUNICATIONS

None.

5. ORAL COMMUNICATIONS

None

ITEM NO. 6A

6. MINUTES

Approval of the minutes of the September 12, 2022 Planning Commission Meeting

It was moved by Commissioner Rounds, seconded by Vice Chair Carbajal, to approve the minutes as submitted, with the following vote:

Ayes: Ayala, Jimenez, Carbajal, and Rounds
Nays: None
Absent: Hernandez

New Business Items were heard requested to be heard first.

10. NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 9837 Bartley Avenue

Chair Jimenez called upon Director of Public Works Noe Negrete to present item No 10.

Chair Jimenez asked if any Commissioners had any questions.

Commissioner Rounds requested a break to speak with Deputy City Attorney Kathya Firlik at 6:11 p.m.

Planning Commission took a recess at 6:11 p.m.

Planning Commission resumed at 6:18 p.m.

Commissioner Rounds after discussion with Deputy City Attorney Firlik requested to be recused from Item No. 10.

Vice Chair Carbajal inquired about the pruning schedule, tree shock and protected tree status Negrete deferred to Barunda 25% of the canopy is pruned to reduce shock. Not protected

Chair Jimenez inquired when is the sidewalk going to be repaired. Negrete replaced within the next 3-4 months.

Commissioner Ayala inquired about the applicant's residency. Public Works Director Noe Negrete was unsure

It was moved by Vice Chair Carbajal, seconded by Commissioner Ayala to deny the City of removing the tree; however, appellant can remove tree at their cost, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Jimenez, and Carbajal
Nays: None

Absent: Hernandez

Abstained: Rounds

11. NEW BUSINESS

Parkway Tree Removal Appeal Decision - Resident Request for Removal of Parkway Tree at 11323 Fredson Street

Item No. 11 was removed at the request of the homeowner and was not presented for further Planning Commission Action.

7. PUBLIC HEARING

CEQA - Adoption of Mitigated Negative Declaration

Development Plan Approval (DPA) Case No. 933-1

Conditional Use Permit (CUP) Case No. 833

Modification Permit (MOD) Case No. 1347

Recommendations:

Chair Jimenez called upon Associate Planner Jimmy Wong to present Item No. 7.

Chair Jimenez asked if any of the Planning Commissioners had any questions.

Chair Jimenez opened the Public Hearing at 6:38 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Jack Keener, OU2 Project Coordinator of the OU2 spoke on behalf of the applicant.

Chair Jimenez inquired if any of the commissioners had any questions for the applicant. Vice Chair Carbajal inquired about off-site parking.

Chair Jimenez inquired if anyone from the audience or via Zoom wished to speak. The following person spoke:

Aaron Contreras, Carpenter Union Representative spoke before PC to enforce union labor upon applicant

Chair Jimenez called upon the applicant for a rebuttal. Representative Jack Keener indicated that this development was not a housing development but a concrete building for a water treatment facility for a public trust not a private venture.

A discussion ensued amongst the Planning Commissioners and staff regarding the 288-page letter submitted on behalf of the Carpenter's Union.

A motion was made by Commissioner Ayala, seconded by Commissioner Rounds to continue the Adoption of Mitigated Negative Declaration Development Plan Approval (DPA) Case No. 933-1 Conditional Use Permit (CUP) Case No. 833 Modification Permit (MOD) Case No. 1347, and the recommendations regarding this entitlement, to the November 14, 2022 Planning Commission meeting for additional information, which

passed by the following roll call vote:

Ayes: Ayala, Jimenez, Carbajal, and Rounds
Nays: None
Absent: Hernandez

8. PUBLIC HEARING

CEQA - Exemption: Section 15332, Class 32 (In-Fill Development)
Tentative Parcel Map (TPM) No. 83729
Development Plan Approval (DPA) Case Nos. 993-995
Conditional Use Permit (CUP) Case No. 828
Recommendations:

Chair Jimenez called upon Associate Planner Vince Velasco to present Item No. 8.

Chair Jimenez asked if any of the Planning Commissioners had any questions.

Commissioner Rounds inquired if the Storage Facility will have staff living on-site.

Chair Jimenez opened the Public Hearing at 7:13 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Applicant Representative Aaron Anderson thanked staff for all their hard work and due to that; hard work resulted into two projects. Mr. Anderson agrees with staff report and the Conditions of Approval. Mr. Anderson also assured Planning Commissioners that although staff was not living on-site, that security cameras were being installed that were being monitored off-site 24 hours a day.

Chair Jimenez inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 7:17 p.m. and requested a motion.

It was moved by Commissioner Rounds, seconded by Commissioner Ayala to approve Tentative Parcel Map (TPM) No. 83729 Development Plan Approval (DPA) Case Nos. 993-995 Conditional Use Permit (CUP) Case No. 828, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Jimenez, Carbajal, and Rounds
Nays: None
Absent: Hernandez

Deputy City Attorney Kathya Firlik read the City's appeal process.

9. PUBLIC HEARING

CEQA - Categorical Exemption: Sections 15302, 15303, and 15311

Development Plan Approval (DPA) Case No. 998

Modification Permit (MOD) Case Nos. 1352-1353

Recommendations:

Chair Jimenez called upon Assistant Director of Planning Cuong Nguyen to present Item No. 9. Prior to Assistant Director of Planning Cuong Nguyen presenting Item No. 9 he called upon Applicant Representative David Chacon who provided a presentation on behalf of Applicant Trojan Battery.

Chair Jimenez asked if any of the Planning Commissioners had any questions.

Planning Commissioners did not have any questions.

Chair Jimenez opened the Public Hearing at 7:41 p.m. and asked if anyone via Zoom or in the audience wished to speak.

No one wished to speak.

Chair Jimenez inquired if any comments were submitted via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 7:42 p.m. and requested a motion.

It was moved by Vice Chair Carbajal, seconded by Commissioner Rounds to approve Development Plan Approval (DPA) Case No. 998 Modification Permit (MOD) Case Nos. 1352-1353, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Jimenez, Carbajal, and Rounds

Nays: None

Absent: Hernandez

Deputy City Attorney Kathya Firlik read the City's appeal process.

12. CONSENT ITEM

Consent Agenda items are considered routine matters, which may be enacted, by one motion and roll call vote. Any item may be removed from the Consent Agenda and considered separately by the Planning Commission.

A. CONSENT ITEM

Conditional Use Permit Case No. 760-2

A compliance review to allow the continued operation and maintenance of an indoor café with a drive-thru lane located at 7930 Norwalk Boulevard (APN: 8176-017-029), within the C-4-PD, Community Commercial - Planning Development Overlay, Zone

(Starbucks Coffee Company).

Recommendations:

B. CONSENT ITEM

Conditional Use Permit Case No. 809-2

A compliance review to allow the continued operation and maintenance of a warehouse and distribution use involving oils and lubricants use totaling 647,600 gallons, on property located at 14112 Pontlavoy Avenue. (APN: 8059-030-035), within the M-2, Heavy Manufacturing, Zone. (SC Fuels)

Chair Jimenez requested a motion and a second for Consent Item Nos. 8A and 8B.

It was moved by Vice Chair Carbajal, seconded by Commissioner Ayala to approve Consent Item Nos. 8A and 8B, and the recommendations regarding this matter, which passed by the following roll call vote:

Ayes: Ayala, Jimenez, Carbajal, and Rounds

Nays: None

Absent: Hernandez

13. ANNOUNCEMENTS

♦ Commissioners

Vice Chair Carbajal commented that it was a stellar night for presentations and Planning Department is the best.

Commissioner Rounds indicated that Wayne should be proud of his staff.

♦ Staff

Assistant Director of Planning Cuong Nguyen introduced the new Planning Interns.

14. ADJOURNMENT

Chairperson Jimenez adjourned at 7:47 p.m. to the next Planning Commission meeting scheduled for November 14, 2022 at 6:00 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Carbajal

Date



APPROVED:

MINUTES OF THE SPECIAL MEETING OF THE SANTA FE SPRINGS PLANNING COMMISSION

November 9, 2022

1. CALL TO ORDER

Chair Jimenez called the meeting to order at 6:03 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Jimenez called upon Commissioner Ayala to lead everyone in the Pledge of Allegiance.

3. ROLL CALL

Members present:

Chairperson Jimenez
Vice Chairperson Carbajal
Commissioner Ayala
Commissioner Hernandez
Commissioner Rounds

Staff:

Russell I. Miyahira, Deputy City Attorney
Wayne M. Morrell, Director of Planning
Cuong Nguyen, Senior Planner
Jimmy Wong, Associate Planner
Teresa Cavallo, Planning Secretary

Council:

None

Members absent:

None

4. EX PARTE COMMUNICATIONS

None

5. PUBLIC COMMENT

None

ITEM NO. 6B

6. PUBLIC HEARING

Categorical Exemption - CEQA Guidelines Section 15332, Class 32

Conditional Use Permit (CUP) Case No. 831

Recommendation:

- Open the Public Hearing and receive the staff report and any comments from the public regarding CUP Case No. 831, and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objective of the Zoning Ordinance and consistent with the goals, policies and program of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 of the City's Zoning Ordinance, for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15332, Class 32 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA), the project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 831, subject to the conditions of approval as contained within Resolution No. 218-2022; and
- Adopt Resolution No. 218-2022, which incorporates the Planning Commission's findings and actions regarding this matter

Chair Jimenez called upon Assistant Director Cuong Nguyen to present Item No. 7.

Chair Jimenez asked if any of the Planning Commissioners had any questions.

Commissioner Rounds commented that knowing what is underground and the limitations to develop, this is a win-win project.

Chair Jimenez opened the Public Hearing at 6:20 p.m. and asked if the Applicant wished to speak to please approach the podium or use the raised hand function via Zoom.

Applicant Representative RJ Rieves thanked the Planning Commissioners and staff for the special meeting.

Chair Jimenez inquired if any comments were received via email. Planning Secretary Teresa Cavallo responded no comments were received.

Having no further questions or comments, Chair Jimenez closed the Public Hearing at 6:21 p.m. and requested a motion.

It was moved by Commissioner Hernandez, seconded by Commissioner Rounds to approve Conditional Use Permit (CUP) Case No. 831 Conditional Use Permit (CUP) Case No. 831, and the recommendations regarding this entitlement, which passed by the following roll call vote:

Ayes: Ayala, Hernandez, Jimenez, Carbajal, and Rounds

Nays: None
Absent: None

Deputy City Attorney Russell I. Miyahira read the City's appeal process along with Resolution No. 218-2022 and CEQA Exemptions.

7. ANNOUNCEMENTS

Deputy City Attorney Russell I. Miyahira introduced himself.

8. ADJOURNMENT

Chair Jimenez adjourned the meeting at 6:23 p.m.

ATTEST:

Teresa Cavallo
Planning Secretary

Chair Carbajal

Date



PUBLIC HEARING

Categorically Exempt - CEQA Guidelines Section 15301, Class 1

Conditional Use Permit Case No. 417-1

A request for a ten-year permit approval and to allow the ongoing operation and maintenance of an existing 100 ft. high (monopole) wireless telecommunications facility and related unmanned equipment room located at 11916 Bloomfield Avenue (APN: 8026-019-009) within the M-2, Heavy Manufacturing, Zone. (Coast Business Group Inc., on behalf of AT&T)

RECOMMENDATIONS

- Open the Public Hearing and receive any comments from the public regarding Conditional Use Permit Case No. 417-1 and thereafter, close the Public Hearing; and
- Find and determine that the proposed project will not be detrimental to persons or properties in the surrounding area or to the City in general, and will be in conformance with the overall purpose and objectives of the Zoning Ordinance and consistent with the goals, policies and programs of the City's General Plan; and
- Find that the applicant's CUP request meets the criteria set forth in §155.716 and §157.05 of the Zoning Ordinance for the granting of a Conditional Use Permit; and
- Find and determine that pursuant to Section 15301, Class 1 (Existing Facilities), of the California Environmental Quality Act (CEQA), this project is Categorically Exempt; and
- Approve Conditional Use Permit Case No. 417-1, subject to the conditions of approval as contained with Resolution No. 227-2023; and
- Adopt Resolution No. 227-2023, which incorporates the Planning Commission's findings and actions regarding this matter.

GENERAL INFORMATION

- | | |
|--------------------|---|
| A. Applicant: | Coastal Business Group Inc., o.b.o. AT&T
Attn: Thomas Franco
24310 Moulton Parkway., Suite O # 1009
Laguna Woods, Ca 92637 |
| B. Facility Owner: | Crown Castle
Attn: Amy Whitkey
2055 S. Stearman Drive
Chandler, AZ 85286 |

Report Submitted By: Claudia Jimenez

Planning and Development Department

Date of Report: December 22, 2022

ITEM NO. 7

- C. Property Owner: Pamela Coker - Butler
P.O.Box 3129
Santa Fe Springs, CA 90670-0129
- D. Existing Zone: M-2 (Heavy Manufacturing Zone)
- E. General Plan: Industrial
- F. Environmental Determination: Categorically Exempt (Class 1)
- G. Staff Contact: Claudia Jimenez, Assistant Planner
claudiajimenez@santafesprings.org
(562) 868-0511 x7356

LOCATION AND BACKGROUND

The subject monopole wireless telecommunications facility was initially constructed and approved in 1989 under Development Plan Approval (DPA) Case No. 462 and Conditional Use Permit Case (CUP) Case No. 417, which allowed the construction of an approximately 100' tall monopole wireless telecommunication facility and associated equipment shelter located at 11916 Bloomfield Avenue. Since the original approval length of ten (10) years has lapsed, the subject CUP is being reconsidered, in accordance with the provisions set forth in Ordinance No. 1090.

Coastal Business Group, LLC on behalf of AT&T, is seeking approval for a ten (10) year CUP extension and to allow modifications to the existing facility with the following technology upgrades:

Monopole tower:

- Install (3) (P) 6' High 12- Port Antenna Position #1
- Remove (3) (E) 6' High Antenna and Install (3) (P) 2' High Air Antenna
- Remove (3) (E) 6' High Panel Antenna from Position #3 (Sector A, B, & C) and Relocate (3) (E) 6' High Antenna from Position #1 to #3 (Sector A, B & C)
- Remove (3) (E) LTE 1 C 700 MHz RRU (RRUS-11 B12) and Install (3) LTC 1C 700 BC MHz RRU (RRUS-4478 B12)
- Remove (6) (E) LTE 3C PCS MHz RRU (RRUS-12 B2) and Install (3) (P) LTE 3C PCS (RRUS-4415 MHz B25)
- Install (6) (P) CBC78TDS43 Combiner
- Remove (1) 5216 and Configure Mixed Mode in (E) 19" Rack

MUNICIPAL CODE REQUIREMENTS

The procedures set forth in Section 157.04 of the City's Municipal Code, state that all wireless telecommunications facilities are subject to the granting of a Conditional Use Permit. Wireless Telecommunications Facility Conditional Use Permits are subject to

Planning Commission approval.

STREETS AND HIGHWAYS

The subject property has frontage on Bloomfield Avenue. Bloomfield Avenue is designated as a “Major Arterial” within the Circulation Element of the City’s General Plan.

ZONING & GENERAL PLAN LAND USE DESIGNATION

The subject property is zoned M-2-BP (Heavy Manufacturing – Buffer Parking). The property also has a General Plan Land Use designation of Industrial. The zoning, General Plan and land use of the surrounding properties are as follows:

Surrounding Zoning, General Plan Designation, Land Use			
Direction	Zoning District	General Plan	Land Use (Address/Use)
North	M-2-BP, Heavy Manufacturing – Buffer Parking	Industrial	<u>11832 Bloomfield Ave.</u> SE Pipeline (Pipeline Contractors)
South	M-2-BP, Heavy Manufacturing – Buffer Parking	Industrial	<u>11922 Bloomfield Ave.</u> Roy Allan Slurry Seal, Inc. (Pavement Manufacturing)
East	M-2, Heavy Manufacturing	Industrial	<u>11811 Greenstone Ave</u> WillScot Los Angeles (Equipment Rental)
West	I, Institutional (City of Norwalk)	Institutional (City of Norwalk)	Metropolitan State Hospital

GENERAL PLAN CONSISTENCY ANALYSIS

Approval of the proposed Conditional Use Permit would promote several specific General Plan Goals and Policies as described in “Table 1” below:

Table 1

<u>General Plan Element</u>	<u>Policy</u>	<u>Project Consistency</u>
Land Use	LU-6.2: <u>Neighborhood Improvements</u> Continue to improve residential neighborhoods by integrating green infrastructures and communications technology.	The existing permitted wireless telecommunications facility is setback approximately 685 feet from Bloomfield Avenue. The facility’s setback, location of the related equipment, and stealth appearance help minimize the visual impact. Additionally, the facility does not adversely affect the health, peace, comfort, or welfare of

		persons working or residing in the surrounding area.
	<u>LU-4.8:Experiential Enhancement</u> Encourage and support the use of technology to enhance internet connectivity and communications.	The proposed changes to the existing facility will not add to the ambient noise level, generate any obnoxious odors or solid waste, and not generate additional vehicular traffic. The radio frequency emissions produced by the facility will continue to fall within the Federal Communications Commission limits.

LEGAL NOTICE OF PUBLIC HEARING

This matter was set for Public Hearing in accordance with the requirements of Sections 65090 and 65096 of the State Planning, Zoning and Development Laws and the requirements of Sections 155.860 through 155.864 of the City's Municipal Code.

Legal notice of the Public Hearing for the proposed project was sent by first class mail to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property on January 26, 2023. The legal notice was also posted in Santa Fe Springs City Hall, the City Library and the City's Town Center kiosk on January 26, 2023. Said notice was also published in a newspaper of general circulation (Whittier Daily News) on January 26, 2023 as required by the State Zoning and Development Laws and by the City's Zoning Ordinance. As of the date of this report, staff has not received any comments and/or inquiries regarding the proposed project.

ENVIRONMENTAL REVIEW

Staff finds that the subject wireless telecommunications facility project meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities). The proposed project involves minor modifications of an existing wireless telecommunications facility for technology-related upgrades. In addition, no expansion of the subject facility is proposed. Therefore, no further environmental documents are required. Lastly, the project site is not listed on the Hazardous Waste and Substance Site List (Cortese List) as set forth in Government Code Section 65962.5.

AUTHORITY OF PLANNING COMMISSION

The Planning Commission has the authority, subject to the procedures set forth in the City's Zoning Ordinance, to grant a Conditional Use Permit when it has been found that said approval is consistent with the requirements, intent, and purpose of the City's

Zoning Ordinance. The Commission may grant, conditionally grant or deny a conditional use permit based on the evidence submitted and upon its own study and knowledge of the circumstances involved, or it may require submission of a revised development plan if deemed necessary to preserve the general appearance and welfare of the community.

CRITERIA FOR GRANTING A CONDITIONAL USE PERMIT

The Commission should note that as per Section 155.716 of the City's Zoning Ordinance, before granting a Conditional Use Permit, the Commission shall give consideration to the following:

- A) Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- B) Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.

For Conditional Use Permits related to a wireless telecommunication facility, as per Section 157.05, the Commission shall also give due considerations to the following:

- 1. The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.
- 2. The proposed wireless telecommunications facility has been designed to achieve compatibility with the community to the maximum extent reasonably feasible.
- 3. The location of the wireless telecommunications facility on alternative sites will not increase community compatibility or is not reasonably feasible.
- 4. The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.

STAFF CONSIDERATIONS

Based on the findings set forth within Resolution 227-2023 (see attachment 6), staff finds that the applicant's request meets the criteria set forth in §155.716 & §157.05 for the granting of a Conditional Use Permit related to a wireless telecommunication facility. Staff is, therefore, recommending approval of Conditional Use Permit Case No. 417-1, subject to the conditions of approval.

CONDITIONS OF APPROVAL

Conditions of approval for CUP Case No. 417-1 are attached to Resolution No. 227-2023 as Exhibit A.



Wayne M. Morrell
Director of Planning

Attachments:

1. Aerial Photograph
2. Public Hearing Notice
3. Radius Map for Public Hearing
4. Site Photos
5. Photo Sims
6. Resolution No. 227-2023
 - Exhibit A – Conditions of Approval
7. Project Plans

Attachment 1:
Aerial Photograph



City of Santa Fe Springs



Conditional Use Permit (CUP) Case No. 417-1
11916 Bloomfield Avenue
M-2 (Heavy Manufacturing), zone
Coast Business Group Inc., on behalf of AT&T

Attachment 2:
Public Hearing Notice



**CITY OF SANTA FE SPRINGS
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT CASE NO. 417-1**

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Santa Fe Springs will hold a Public Hearing to consider the following:

CONDITIONAL USE PERMIT CASE NO. 417-1 – A request for an extension of Conditional Use Permit Case No. 417 to allow the continued operation and maintenance of an existing 100-foot-high (monopole) wireless telecommunications facility and related unmanned equipment at 11916 Bloomfield Avenue (APN: 8026-019-009) within the M-2, Heavy Manufacturing, Zone.

APPLICANT: Coastal Business Group Inc., Thomas Franco, 24310 Moulton Parkway, Suite O # 1009, Laguna Woods, CA 92637

THE HEARING will be held before the Planning Commission of the City of Santa Fe Springs in the Council Chambers of the City Hall, 11710 Telegraph Road, Santa Fe Springs, on **Wednesday, February 08, 2023 at 6:00 p.m.**

You may attend the meeting telephonically or electronically using the following means:

Electronically using Zoom

Go to Zoom.us and click on "Join A Meeting" or use the following link:

<https://zoom.us/j/558333944?pwd=b0FqbKV2aDZneVRnQ3BjYU12SmJlQT09>

Zoom Meeting ID: 558 333 944

Password: 554545

Telephonically

Dial: 888-475-4499

Meeting ID: 558 333 944

CEQA STATUS: After staff review and analysis, staff intends to file a Notice of Exemption (NOE) with the Los Angeles County Clerk within five (5) days of project approval (if the Planning Commission agrees), specifically Class 1, Section 15301 (Existing Facility) of the California Environmental Quality Act (CEQA). Additionally, the project site is not listed

Juanita Martin, Mayor • Jay Sarno, Mayor Pro Tem
City Council
Annette Rodriguez • William K. Rounds • Joe Angel Zamora
City Manager
Travis Hickey, Acting City Manager

Attachment 4:
Site Photos



Attachment 5:
Photo Sims

AERIAL MAP



COPYRIGHT: GOOGLE MAPS, 2021

EXISTING



PROPOSED



PHOTO PROVIDED BY: DRAFTLINK

 24310 MOULTON PARKWAY SUITE 0 #1009 LAGUNA HILLS, CA 92637-3306 CONTACT: JESSICA GREVIN		LAC028 / CLL03035 SANTA FE SPRINGS 11916 BLOOMFIELD AVENUE SANTA FE SPRINGS, CA 90670	VIEW	SHEET
			A	1 / 3

AERIAL MAP



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EXISTING



PROPOSED



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AERIAL MAP



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Attachment 6:
Resolution No. 227- 2023
Exhibit A – Conditions of Approval

CITY OF SANTA FE SPRINGS
RESOLUTION NO. 227-2023
A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF SANTA FE SPRINGS REGARDING
CONDITIONAL USE PERMIT CASE NO. 417-1

WHEREAS, a request was filed for Conditional Use Permit Case No. 417-1, a request for a ten-year permit approval and to allow the ongoing operation and maintenance of an existing 100 ft. high (monopole) wireless telecommunications facility and related unmanned equipment room located at 11916 Bloomfield Avenue within the M-2, Heavy Manufacturing, Zone.

WHEREAS, The subject property is located south of Lakeland Road north of Imperial Highway, with an Accessor's Parcel Number of 8026-019-009, as shown in the latest rolls of the Los Angeles County Office of the Assessor; and

WHEREAS, the property owner is Pamela Coker-Butler, P.O.Box 3129 Santa Fe Springs, CA 90670; and

WHEREAS, the wireless telecommunications facility owner is Crown Castle, Amy Whitkey, 2055 S. Stearman Drive, Chandler, AZ 85286; and

WHEREAS, the wireless telecommunications facility carrier is AT&T, 24310 Moulton Parkway., Suite O # 1009, Laguna Woods, CA 92637; and

WHEREAS, the proposed Conditional Use Permit Case No. 417-1 is considered a project as defined by the California Environmental Quality Act (CEQA), Article 20, Section 15378(a); and

WHEREAS, based on the information received from the application, it was found and determined that the wireless telecommunications facility Conditional Use Permit meets the criteria for a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1 (Existing Facilities). The proposed project involves only minor modifications of existing equipment for an existing wireless telecommunications facility and there will be no proposed expansion of the subject facility. Consequently, no further environmental analysis is required; and

WHEREAS, the City of Santa Fe Springs Planning and Development Department on January 26, 2023 published a legal notice in the *Whitter Daily News*, a local paper of general circulation, indicating the date and time of the public hearing. Said notice was also sent by first class mail on January 26, 2023 to all property owners whose names and addresses appear on the latest County Assessor's Roll within 500 feet of the exterior boundaries of the subject property and also posted at the City's Town Center kiosk on January 26, 2023; and

WHEREAS, the City of Santa Fe Springs Planning Commission has considered the application, the written and oral staff report, the General Plan and zoning of the subject

property, the testimony, written comments, or other materials presented at the Planning Commission meeting on February 08, 2023 concerning Conditional Use Permit Case No. 417-1.

NOW, THEREFORE, be it RESOLVED that the PLANNING COMMISSION of the CITY OF SANTA FE SPRINGS does hereby RESOLVE, DETERMINE and ORDER AS FOLLOWS:

SECTION I. ENVIRONMENTAL FINDINGS AND DETERMINATION

Pursuant to Section 15301, Class 1 (Existing Facilities) of the California Environmental Quality Act (CEQA), the Planning Commission hereby finds and determines that the project is categorically exempt, in that the project involves only minor modifications of existing equipment related to an existing wireless telecommunications facility for technology related upgrades and no expansion of the subject facility is proposed. Therefore, it has been determined additional environmental analysis is not necessary to meet the requirements of CEQA.

SECTION II. CONDITIONAL USE PERMIT FINDINGS

Pursuant to Section 155.716 of the Zoning Ordinance, in studying any application for a Conditional Use Permit, the Commission shall consider the following:

- A) *Satisfy itself that the proposed use will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The monopole wireless telecommunications facility was initially constructed and approved in 1989 under Development Plan Approval (DPA) 462 and Conditional Use Permit Case (CUP) 417, which allowed the construction of an approximately 100' tall monopole telecommunication facility and associated equipment shelter. The Conditional Use Permit request is to extend the time period of the existing wireless facility (monopole) for an additional (10) years along with minor modifications to the existing wireless telecommunication facility and related equipment shelter. The proposed modifications will not change the overall height of the monopole. The proposed modifications will simply replace outdated equipment with more advance equipment.

The existing wireless telecommunications facility is unmanned and does not adversely affect the health, peace, comfort or welfare of persons working or residing in the surrounding area. In addition, the wireless telecommunications facility does not add to the ambient noise level, generate any obnoxious odors or solid waste, nor generate additional vehicular traffic. Lastly, the radio frequency emissions produced by the wireless telecommunications facility fall within the Federal Communications Commission limits. In fact, as required for all wireless telecommunications facilities, the applicant included an RF study as part of the application materials.

If the applicant or facility owner operates in strict compliance with the conditions of approval, the wireless telecommunications facility will be harmonious with adjoining properties and surrounding land uses. Therefore, the Planning Commission finds that the wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

- B) *Give due consideration to the appearance of any proposed structure and may require revised architectural treatment if deemed necessary to preserve the general appearance and welfare of the community.*

The Conditional Use Permit request is to reconsider the existing permit, and specifically, the term of the existing wireless telecommunications facility. The wireless telecommunications facility is setback approximately 685 feet back from Bloomfield Avenue. The equipment associated with the facility is located within an equipment shelter, which completely screens the cabinets from view. The facility's setback, location of the related equipment, and stealth appearance help minimize the visual impact. Therefore, the Planning Commission finds that the continued use of the existing monopole, including the minor changes involved, will continue to maintain the general appearance and welfare of the community.

In addition, pursuant to §157.05 of the City's Code of Ordinances, the Commission shall also take into consideration the following factors:

- C) *The proposed wireless telecommunications facility will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.*

The Wireless Telecommunication Facility has been in operation for nearly 33 years without incident. Aside from periodic visit for maintenance purposes, the monopole operates with almost no noticeable impact to adjacent properties and the community in general. Therefore, if the wireless telecommunications facility continues to operate in strict compliance with the conditions of approval, it will not be detrimental to persons or property in the immediate vicinity and will not adversely affect the city in general.

- D) *The proposed wireless telecommunications facility is necessary to close a significant gap in coverage, increase network capacity, or maintain service quality, and is the least intrusive means of doing so.*

The proposed equipment upgrades will not only enhance the appearance of the existing monopole but also allow AT&T to provide enhanced services, capacity, and data services to the surrounding community. Upgrading the existing wireless telecommunications facility, versus constructing a new facility, is the least intrusive means of providing the increased network coverage and capacity that AT&T needs.

SECTION III. PLANNING COMMISSION ACTION

The Planning Commission hereby adopts Resolution No. 227-2023 to determine that the proposed Conditional Use Permit is Categorically Exempt pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facilities), and to approve Conditional Use Permit Case No. 417-1 to allow the ongoing operation and maintenance of an existing wireless telecommunications facility (100'-0" tall monopole) on property located at 11916 Bloomfield Avenue, subject to conditions attached hereto as Exhibit A.

ADOPTED and APPROVED this 08th day of February 2023 BY THE PLANNING COMMISSION OF THE CITY OF SANTA FE SPRINGS.

Francis Carbajal, Chairperson

ATTEST:

Teresa Cavallo, Planning Secretary

EXHIBIT A
CUP 417-1 CONDITIONS OF APPROVAL

PLANNING AND DEVELOPMENT DEPARTMENT:
(Contact: Claudia Jimenez 562-868-0511 x7356)

1. That the **subject** ~~proposed~~ cellular antenna **use**, maintenance building and related improvements shall be developed substantially in accordance with the plot plan, elevations, and floor plans submitted by the applicant and on file with these cases. **(Revised-Ongoing)**
2. That the **subject** ~~proposed~~ facility shall be operated in accordance with all applicable State and Federal regulations governing such operations.**(Revised-Ongoing)**
3. That all other requirements of the ~~Building Code, Fire Code, Zoning Ordinance~~ **City's Zoning Ordinance, Building Code, Property Maintenance Ordinance, City Fire Code and all other applicable County, State and Federal regulations and codes shall be complied with.** **(Revised-Ongoing)**
4. That Conditional Use Permit Case No. 417 and Development Plan Approval Case No. 462 shall not be valid until approved by the **Planning Commission** ~~Redevelopment Agency Board~~ and shall be subject to any other conditions the ~~Board~~ **Planning Commission** may deem necessary to impose. **(Revised-Ongoing)**
5. That this permit shall not be effective for any purpose until the applicant has filed with the City of Santa Fe Springs an affidavit stating that the applicant is aware of and accepts all the conditions of this permit. **(Satisfied – Applicant agreed upon conditions)**
6. It is hereby declared to be intent that if any provision of this Permit is violated and not corrected within the time period provided under the City's ordinance per Section 157 to cure such violations or held to be invalid under any law, statute or ordinance, the Permit shall be void and the privileges granted hereunder shall lapse. **(Ongoing)**
7. That the Conditional Use Permit Case No. 417-1 shall be valid for a period of ten (10) years, until February 08, 2032. Approximately six (6) months before February 8, 2032, AT&T and/or the current operator or owner shall request, in writing, an extension of the privileges granted herein, provided that the use has been continuously maintained in strict compliance with these conditions of approval. **(New)**
8. The facility shall comply with the requirements pursuant to Chapter 157 of the Santa Fe Springs Municipal Ordinance. **(New)**

9. The antennas, RRHs, junction boxes and all other tower-mounted equipment shall be painted to match the monopole. **(New)**
10. Pipe mounts shall be shortened to match the length of the equipment mounted upon them.**(New)**
11. No signs, advertisements, logos, messages, banners, clocks or similar improvements shall be permitted on the antenna structure or equipment shelter. **(New)**
12. The applicant/operator shall be responsible for maintaining the wireless telecommunications facility in good condition and shall agree to the repair and replacement of equipment, stealth and structural components, due to damage caused by outdoor exposure and/or inclement weather. Under this condition, if the faux fronds and/or bark, among others, fade in color or deteriorate due to outdoor exposure, the applicant shall replace such components within 90 days of written notice by the Planning Director and/or his/her designee. **(New)**
13. Insofar as is feasible, the applicant/operator shall cooperate with any subsequent applicants for possible co-location. Said subsequent applicants shall be subject to the regulations in effect at the time of co-location. **(New)**
14. Upon any transfer or lease of the wireless telecommunications facility during the term of Conditional Use Permit Case No. 417, the applicant/operator and/or the property owner shall promptly provide a copy of the conditional use permit to the transferee or lessee and shall ensure that lessee or other user(s) shall comply with the terms and conditions of this permit. The Department of Planning and Development shall also be notified in writing of any such transfer or lease. **(New)**
15. The applicant/operator and/or the property owner shall promptly notify the Director of Planning, in writing, in the event that the use of the telecommunications facility is discontinued or abandoned. The applicant/operator and/or property owner shall promptly remove the facility, repair any damage to the premises caused by such removal, and restore the premises to its pre-telecommunications condition so as to be in conformance with all applicable zoning codes at applicant/operator and/or owner's expense. All such removal, repair and restoration shall be completed within six (6) months after the use is discontinued or abandoned, and shall be performed in accordance with all applicable health and safety code requirements. **(New)**
16. If applicable, applicant/operator shall comply with the City's "Heritage Artwork in PublicPlaces Program" in conformance with City Ordinance No. 1054. **(New)**
17. That any addition or alteration to the site, structural design and related improvements, including the installation of additional antennas (receivers, transmitters, grids, whips, dishes, etc.), or the co-location of additional antenna other than by the applicant, shall require reconsideration of the conditional use

permit by the Planning Department. Replacement of like-for-like equipment(s) is exempt from this provision; however, plans and specifications may be required to be submitted to the Building Division of the City. **(New)**

18. All projects over \$50,000 are subject to the requirements of Ordinance No. 914 to reuse or recycle 75% of the project waste. Contact the Recycling Coordinator, MuniEnvironmental, at (562) 432-3700 or info@MuniEnvironmental.com. **(New)**
19. The owner/applicant shall require and verify that all contractors and sub-contractors have successfully obtained a Business License with the City of Santa Fe Springs prior to beginning any work associated with the subject project. A late fee and penalty will be assessed to any contractor or sub-contractor that fails to obtain a Business License and a Building Permit final or Certificate of Occupancy will not be issued until all fees and penalties are paid in full. Please contact the HDL at 909.479-2100 for additional information and application or one can be downloaded at www.hdlcompanies.com. **(New)**
20. That the applicant shall be responsible for reviewing and/or providing copies of the required conditions of approval to his/her architect, engineer, contractor, leasor, etc. Additionally, the conditions of approval contained herein, shall be made part of the construction drawings for the proposed development. **(New)**
21. That the applicant, applicant/operator and the property owner agrees to defend, indemnify and hold harmless the City of Santa Fe Springs, its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the City or any of its councils, commissions, committees or boards concerning Conditional Use Permit Case No. 417, when action is brought within the time period provided for in the City's Zoning Ordinance, Section 155.865. Should the City, its agents, officers or employees receive notice of any such claim, action or proceeding, the City shall promptly notify the applicant/owner of such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(New)**
22. That it is hereby declare to be the intent that if any provision of this Approval is violated or held to be invalid, or if any law, statute or ordinance is violated, this Approval shall be void and the privileges granted hereunder shall lapse.
(New)
23. That the applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures), (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside,

void, or annul, any action of, or any permit or approval issued by, the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City), for or concerning the proposed project whether such Actions are brought under the California Environmental Quality Act, the Planning and Zoning Law, the Subdivisions Map Act, Code of Civil Procedure Section 1085 or 1094.5, or any other state, federal, or local statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. In addition, the applicant shall reimburse the City, its officials, officers, employees, agents, departments, agencies, for any Court costs and attorney's fees which the City, its agents, officers, or employees may be required by a court to pay as a result of such Action. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld conditioned or delayed, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any such claim, action or proceeding, and shall cooperate fully in the defense thereof. **(New)**

**I understand and hereby agree to comply with the attached
Conditional Use Permit (CUP) 417-1.**

New Cingular Wireless PCS, LLC, a Delaware limited liability company

By: AT&T Mobility Corporation

Its: Manager

Elizabeth Meathe

(Name of Applicant)

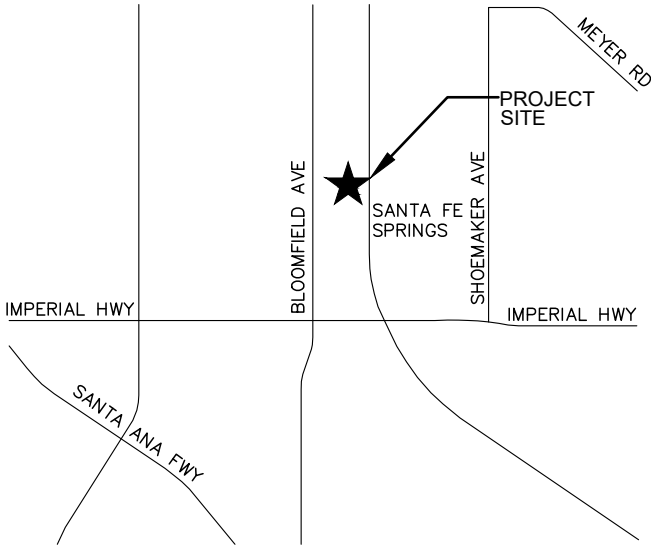


(Signature of Applicant)

Date 12/14/2022

Attachment 7:
Project Plans

Bechtel Confidential. © 2021–2022 Bechtel Infrastructure And Power Corporation (Bechtel). Contains confidential information proprietary to Bechtel that is not to be used, disclosed, or reproduced in any format by any non-Bechtel party without Bechtel's prior written permission. Notwithstanding the above, "AT&T Mobility" has the right to use the information contained in this document pursuant to Agreement No. 417754.C between Bechtel Infrastructure And Power Corporation and "AT&T Mobility LLC". All rights reserved.

GENERAL NOTES		 LTE (C-BAND), 5G (PCS), 4TXRX (700BC), BBU RECONFIG PROJECT SITE NUMBER: LAC028/CLL03035 FA NUMBER: 10085822 PACE NUMBER: MRLOS080844 SITE NAME: SANTA FE SPRINGS		PROJECT INFORMATION																																																			
1. FOR THE PURPOSE OF ZONING DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY: CONTRACTOR – BECHTEL COMMUNICATIONS SUBCONTRACTOR – GENERAL CONTRACTOR (CONSTRUCTION) OWNER – AT&T MOBILITY OEM – ORIGINAL EQUIPMENT MANUFACTURER ALL BECHTEL SAFETY PROCEDURES MUST BE ADHERED TO. 2. PRIOR TO THE SUBMISSION OF BIDS, THE BIDDING SUBCONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE WITH THE (E) CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF CONTRACTOR. 3. ALL MATERIALS FURNISHED AND PROPOSED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. SUBCONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. 4. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS. 5. DRAWINGS PROVIDED HERE ARE NOT TO BE SCALED AND ARE INTENDED TO SHOW OUTLINE ONLY. 6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE PROPOSING MATERIALS, EQUIPMENT APPURTENANCES, AND LABOR AS INDICATED ON THE DRAWINGS. 7. THE SUBCONTRACTOR SHALL PROPOSE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE. 8. IF THE SPECIFIED EQUIPMENT CANNOT BE PROPOSED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE LOCATION FOR APPROVAL BY THE CONTRACTOR. 9. SUBCONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWING. SUBCONTRACTOR SHALL UTILIZE (E) TRAYS AND/OR SHALL ADD (E) TRAYS AS NECESSARY. SUBCONTRACTOR SHALL CONFIRM THE ACTUAL ROUTING WITH THE CONTRACTOR. 10. THE SUBCONTRACTOR SHALL PROTECT (E) IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER. 11. SUBCONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE (E) FACILITY. ANTENNAS REMOVED SHALL BE RETURNED TO THE OWNER'S DESIGNATED LOCATION. 12. SUBCONTRACTOR SHALL LEAVE PREMISES IN CLEAN CONDITION. 13. ALL CONCRETE REPAIR WORK SHALL BE DONE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 301. 14. ANY NEW CONCRETE NEEDED FOR THE CONSTRUCTION SHALL HAVE 4000 PSI STRENGTH AT 28 DAYS UNLESS NOTED OTHERWISE ON DRAWINGS. ALL CONCRETING WORK SHALL BE DONE IN ACCORDANCE WITH ACI 318 CODE REQUIREMENTS. 15. ALL STRUCTURAL STEEL WORK SHALL BE DONE IN ACCORDANCE WITH AISC SPECIFICATIONS. 16. CONSTRUCTION SHALL COMPLY WITH SPECIFICATION 25736–000–3PS–UB00–00002, "GENERAL CONSTRUCTION SERVICES FOR CONSTRUCTION OF AT&T–GENESIS SITES". 17. SUBCONTRACTOR SHALL VERIFY ALL (E) DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF (E) CONSTRUCTION SHOWN ON THE DRAWINGS MUST BE VERIFIED. SUBCONTRACTOR SHALL NOTIFY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION. 18. THE (E) CELL SITE IS IN FULL COMMERCIAL OPERATION. ANY CONSTRUCTION WORK BY SUBCONTRACTOR SHALL NOT DISRUPT THE (E) NORMAL OPERATION. ANY WORK ON (E) EQUIPMENT MUST BE COORDINATED WITH CONTRACTOR. ALSO, WORK SHALL BE SCHEDULED FOR AN APPROPRIATE MAINTENANCE WINDOW USUALLY IN LOW TRAFFIC PERIODS AFTER MIDNIGHT. 19. SINCE THE CELL SITE IS ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE ADVISED TO BE WORN TO ALERT OF ANY DANGEROUS EXPOSURE LEVELS. 20. ANY CHANGES IN LOCATION OF THE PROPOSED EQUIPMENT AS SHOWN ON THE DRAWING, THE GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM ENGINEERING. 21. WHEN SWAPPING OF THE EQUIPMENT IS DONE ON ROOFTOPS OR EQUIPMENT PLATFORMS, SWAPOUTS SHOULD BE DONE ONE AT A TIME. ROOFTOPS AND PLATFORMS SHOULD NOT BE USED AS STAGING AREA FOR EQUIPMENT(S). 22. REFER TO PROJECT STANDARD DETAILS WHERE APPLICABLE. DRAWING INDEX LA-LAC028-Z01 TITLE SHEET 1 LA-LAC028-Z01A CONDITIONAL USE PERMIT (PREVIOUS) 1 LA-LAC028-Z02 SITE PLAN 1 LA-LAC028-Z03 EQUIPMENT LAYOUT PLAN 1 LA-LAC028-Z04 ANTENNA LAYOUT PLAN & SCHEDULE 1 LA-LAC028-Z05 ELEVATIONS 1 LA-LAC028-Z06 ELEVATIONS 1 LA-LAC028-Z07 ELEVATIONS 1 LA-LAC028-Z08 ELEVATIONS 1 REV 1 1 1 1 1 1 1 1 1 VICINITY MAP DRIVING DIRECTIONS FROM AT&T TUSTIN OFFICE: TAKE THE CA–55 NORTH TO THE I–5 NORTH. TAKE EXIT #120A TOWARDS ROSECRANS AVE. MERGE ONTO FIRESTONE BLVD. CROSS ROSECRANS AVE. STREET WILL CHANGE INTO BLOOMFIELD AVE. SITE WILL BE ON THE RIGHT HAND SIDE AFTER PASSING IMPERIAL HWY.  STRUCTURAL ANALYSIS TO BE COMPLETED BY CROWN CASTLE APPLICABLE CODES AND STANDARDS SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN. BUILDING CODE: CALIFORNIA BUILDING CODE 2019 ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70 – 2020, NATIONAL ELECTRICAL CODE, 2017 AND CALIFORNIA STATE MINIMUM STANDARD ELECTRICAL CODE – 2019 LIGHTNING PROTECTION CODE: NFPA 780 – 2020, LIGHTNING PROTECTION CODE SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS. AMERICAN CONCRETE INSTITUTE (ACI) 318–14. BUILDING CODE REQUIREMENTS AND SPECIFICATION FOR MASONRY STRUCTURES. TMS 402/602–16. (FORMERLY ALSO DESIGNED AS ACI 530 AND ASCE 5) AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), STEEL CONSTRUCTION MANUAL, FIFTEENTH EDITION TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222–H 2017, STRUCTURAL STANDARDS FOR ANTENNA SUPPORTING STRUCTURES, ANTENNA AND SMALL WIND TURBINE SUPPORT STRUCTURES INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (2005) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE") TELCORDIA GR–1275, GENERAL INSTALLATION REQUIREMENTS TELCORDIA GR–1503, COAXIAL CABLE CONNECTIONS ANSI T1.311, FOR TELECOM – DC POWER SYSTEMS – TELECOM, ENVIRONMENTAL PROTECTION FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN. <table><tr><td> BECHTEL INFRASTRUCTURE AND POWER CORPORATION 16808 ARMSTRONG AVENUE, SUITE 225 IRVINE, CA 92606 </td><td> SANTA FE SPRINGS SITE NO. LAC028 USID: 12083 11916 BLOOMFIELD AVE SANTA FE SPRINGS, CA 90670 </td><td>  1452 EDINGER AVENUE, 3rd FLOOR TUSTIN, CA 92780 </td><td><table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>1</td><td>02/09/22</td><td>REVISED PER CITY COMMENTS</td><td>KV</td><td>KP</td><td>GGM</td></tr><tr><td>0</td><td>09/16/21</td><td>ISSUED FOR ZONING</td><td>SB</td><td>KP</td><td>GGM</td></tr><tr><td>A</td><td>08/27/21</td><td>ISSUED FOR REVIEW</td><td>SB</td><td>KP</td><td>GGM</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP'D</td></tr><tr><td colspan="2">SCALE: AS SHOWN</td><td>DESIGNED: SB</td><td colspan="3">DRAWN: SB</td></tr><tr><td colspan="2">BECHTEL DRAWING NUMBER:</td><td colspan="4">26377–110–G3–0000–00003–001</td></tr></table></td><td>  DATE SIGNED: 02/09/22 </td><td>  LTE (C–BAND), 5G (PCS), 4TXRX (700BC), BBU RECONFIG PROJECT TITLE SHEET <table><tr><td colspan="2">DRAWING NUMBER</td><td>REV</td></tr><tr><td>26377–110–FF</td><td>LA–LAC028–Z01</td><td>1</td></tr></table></td></tr></table>		BECHTEL INFRASTRUCTURE AND POWER CORPORATION 16808 ARMSTRONG AVENUE, SUITE 225 IRVINE, CA 92606	SANTA FE SPRINGS SITE NO. 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BECHTEL INFRASTRUCTURE AND POWER CORPORATION 16808 ARMSTRONG AVENUE, SUITE 225 IRVINE, CA 92606	SANTA FE SPRINGS SITE NO. LAC028 USID: 12083 11916 BLOOMFIELD AVE SANTA FE SPRINGS, CA 90670	 1452 EDINGER AVENUE, 3rd FLOOR TUSTIN, CA 92780	<table><tr><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>1</td><td>02/09/22</td><td>REVISED PER CITY COMMENTS</td><td>KV</td><td>KP</td><td>GGM</td></tr><tr><td>0</td><td>09/16/21</td><td>ISSUED FOR ZONING</td><td>SB</td><td>KP</td><td>GGM</td></tr><tr><td>A</td><td>08/27/21</td><td>ISSUED FOR REVIEW</td><td>SB</td><td>KP</td><td>GGM</td></tr><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td><td>CHK</td><td>APP'D</td></tr><tr><td colspan="2">SCALE: AS SHOWN</td><td>DESIGNED: SB</td><td colspan="3">DRAWN: SB</td></tr><tr><td colspan="2">BECHTEL DRAWING NUMBER:</td><td colspan="4">26377–110–G3–0000–00003–001</td></tr></table>							1	02/09/22	REVISED PER CITY COMMENTS	KV	KP	GGM	0	09/16/21	ISSUED FOR ZONING	SB	KP	GGM	A	08/27/21	ISSUED FOR REVIEW	SB	KP	GGM	NO.	DATE	REVISIONS	BY	CHK	APP'D	SCALE: AS SHOWN		DESIGNED: SB	DRAWN: SB			BECHTEL DRAWING NUMBER:		26377–110–G3–0000–00003–001				 DATE SIGNED: 02/09/22	 LTE (C–BAND), 5G (PCS), 4TXRX (700BC), BBU RECONFIG PROJECT TITLE SHEET <table><tr><td colspan="2">DRAWING NUMBER</td><td>REV</td></tr><tr><td>26377–110–FF</td><td>LA–LAC028–Z01</td><td>1</td></tr></table>	DRAWING NUMBER		REV	26377–110–FF	LA–LAC028–Z01	1		
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6

5

4

3

2

1

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**BECHTEL INFRASTRUCTURE
AND POWER CORPORATION**
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

SANTA FE SPRINGS
SITE NO. LAC028
USID: 12083
11916 BLOOMFIELD AVE
SANTA FE SPRINGS, CA 90670



at&t
Mobility
1452 EDINGER AVENUE, 3rd FLOOR
TUSTIN, CA 92780

1	02/09/22	REVISED PER CITY COMMENTS					KV	KP	GGM
NO.	DATE	REVISIONS					BY	CHK	APP'D
SCALE: AS SHOWN			DESIGNED: SB			DRAWN: SB			
BECHTEL DRAWING NUMBER:			26377-110-G3-0000-00003-001						



at&t Mobility	
LTE (C-BAND), 5G (PCS), 4TXRX (700BC), BBU RECONFIG PROJECT CONDITIONAL USE PERMIT (PREVIOUS)	
DRAWING NUMBER	REV
26377-110-FF	1
LA-LAC028-Z01A	

CITY OF SANTA FE SPRINGS

CITY HALL, 11710 TELEGRAPH ROAD 90670 • P.O. BOX 2120 • (213) 868-0511



July 15, 1986

Re: Conditional Use Permit
Case No. 417, and
Development Plan Approval
Case No. 462

L. A. Cellular
c/o Bessy Kong
14148 Magnolia Boulevard
Sherman Oaks, California 91423

Gentlemen:

The Planning Commission at its meeting of July 14, 1986 took action on your request for approval to establish, operate and maintain a 100' cellular telephone/radio antenna and an unmanned maintenance building at 11908 Bloomfield Avenue in the M-2, Heavy Manufacturing zone, within the Consolidated Redevelopment Project.

Following study of the matter, the Planning Commission approved the requests subject to several conditions which are set forth in Resolution No. 14-86, a copy of which is enclosed.

Your attention is called to the fact that this approval is not effective until an affidavit has been signed and notarized to indicate your willingness to accept and abide by the conditions of approval. Two copies of an affidavit are enclosed for this purpose; one copy should be returned to this office upon completion -- the other copy is for your files.

The Zoning Ordinance sets forth an appeal period of fourteen days, beginning with the date you receive this letter during which any party aggrieved by the Commission's action can appeal the matter to the City Council.

Because your property is located within the Consolidated Redevelopment Project, approval of your request by the Redevelopment Agency Board is also required, as provided in the conditions listed above. This matter will be placed on the Agency Board's agenda for its meeting of July 24, 1986 and you will be notified of action taken.

You are hereby notified that the time within which judicial review must be sought is governed by the provisions of California Code of Civil Procedure, Section 1094.6.

L. A. Cellular
Re: CUP 417 and DPA 462
July 15, 1986
Page 2

If you have any questions regarding this matter, please feel free to call.

Very truly yours,

RICHARD H. WEAVER
Director of Planning and Development

RHW/pb

Enc.

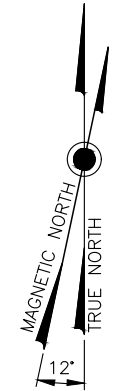
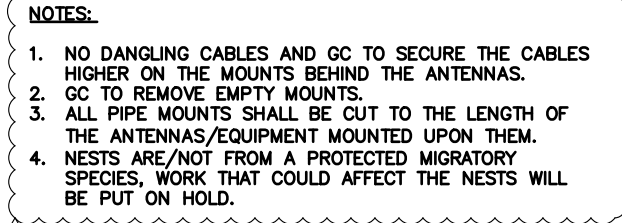
cc: Mr. Robert Christian
City Council
Mr. Donald R. Powell, City Manager
So Ca Edison Company
Building Division
Health Department
Fire Department
Property Maintenance Officer

8-86

NOTE:
CONDITIONAL USE PERMIT IS PRESENTED
HEREIN AS A REFERENCE ONLY AND THE
RECORD VERSION IS AVAILABLE FROM THE
CITY OF SANTA FE SPRINGS.

CONDITIONAL USE PERMIT (PREVIOUS)
(FOR REFERENCE ONLY)

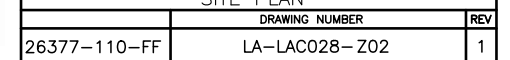
_____ EXISTING EQUIPMENT
 _____ **NEW EQUIPMENT**
 (E) : EXISTING
 (N) : **NEW**



FULL SCALE 1"=40'-0"

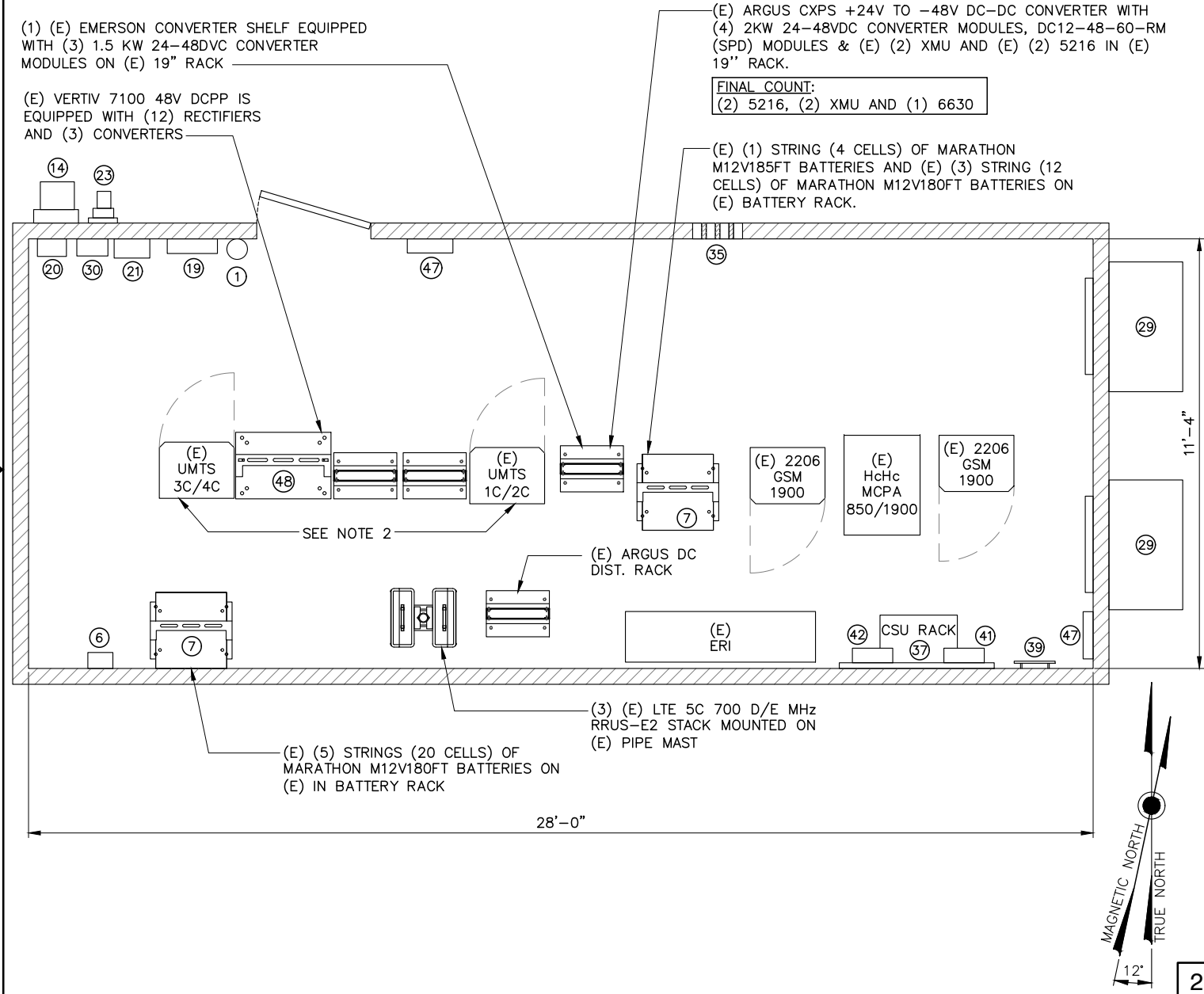
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HALF SCALE 1"=80'-0"

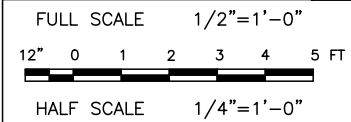


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LEGEND			
①	FIRE EXTINGUISHER	②9	HVAC UNIT
⑥	EMERGENCY EYE AND SKIN WASH STATION	③0	THERMOSTAT/HVAC CONTROLS
⑦	BATTERIES/GEL CELL _____ AMP/HR	③5	CABLE ENTRANCE PANEL/ PORT
⑧	BATTERY DISCONNECT _____ AMP	③7	TELCO BOARD: ____8'____ X ____4'____
⑭	COMMERCIAL AC METER	③9	MASTER GROUND BAR (MGB): ____12"____ X ____2"____
⑰	AC MAIN BREAKER PANEL	④1	NIU (S)
⑳	AC SURGE SUPPRESSOR _____ PRI _____ SEC	④2	CSU (S)
㉑	TRANSFER SWITCH/MANUAL	④7	ALARM DEMARCATION
㉓	PORTABLE GENERATOR PLUG	④8	RECTIFIER



EXISTING EQUIPMENT LAYOUT PLAN
(SHELTER AT GRADE)



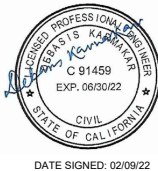
**BECHTEL INFRASTRUCTURE
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16808 ARMSTRONG AVENUE, SUITE 225
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SANTA FE SPRINGS
SITE NO. LAC028
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1452 EDINGER AVENUE, 3rd FLOOR
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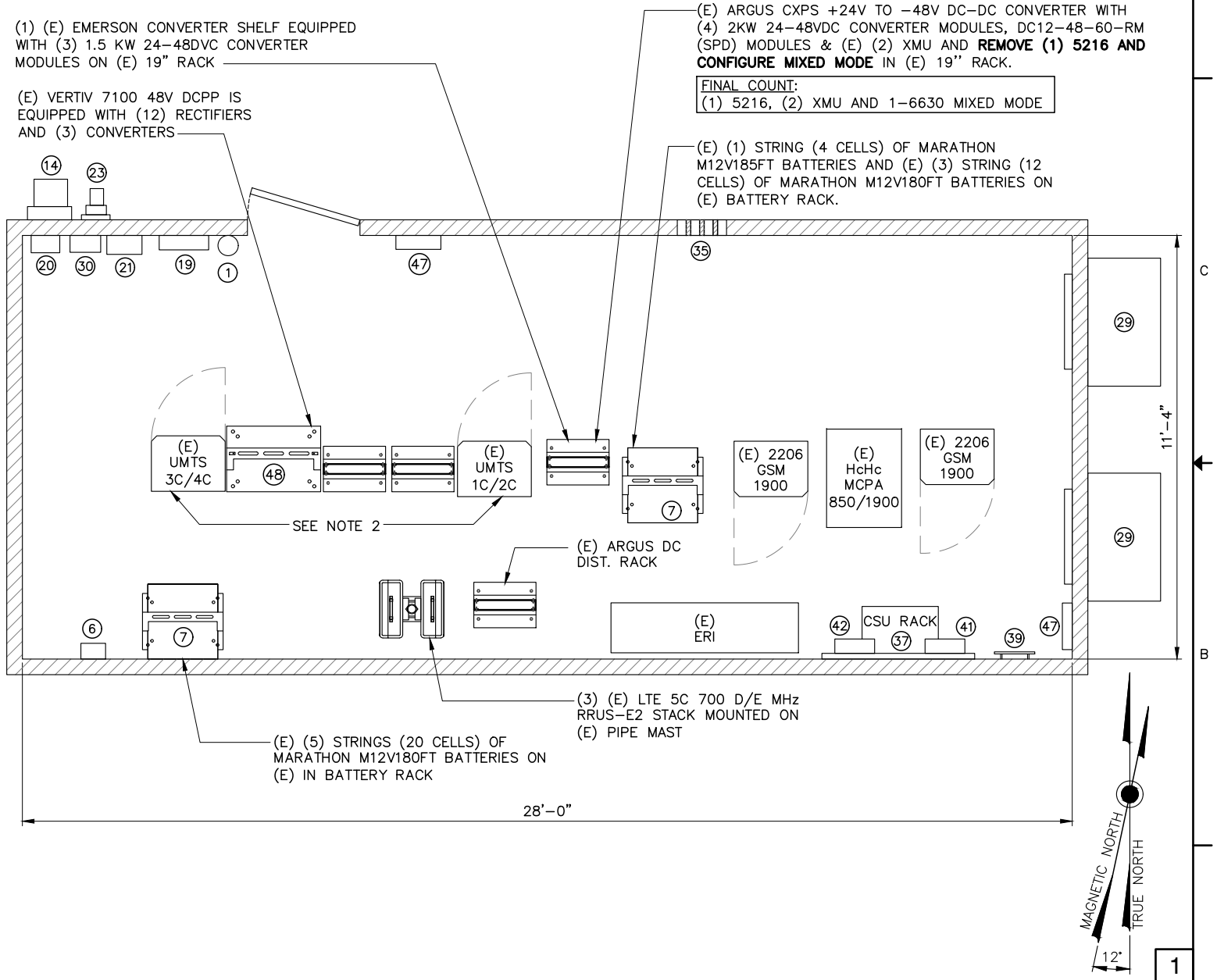
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A	08/27/21	ISSUED FOR REVIEW		SB	KP	GGM
NO.	DATE	REVISIONS		BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: SB	DRAWN: SB			
BECHTEL DRAWING NUMBER:		26377-110-G3-0000-00003-001				



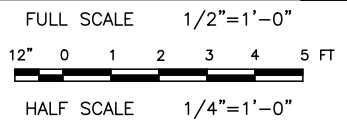
		LTE (C–BAND), 5G (PCS), 4TXRX (700BC), BBU RECONFIG PROJECT EQUIPMENT LAYOUT PLAN	
DRAWING NUMBER		REV	
26377–110–FF		LA–LAC028–Z03	
1		1	

LEGEND

— EXISTING EQUIPMENT
— NEW EQUIPMENT
(E) : EXISTING
(N) : NEW



PROPOSED EQUIPMENT LAYOUT PLAN
(SHELTER AT GRADE)



LAC028 - Existing Equipment /Antenna List on Monopole				
Sr no	Equipment /Antenna model	Existing Qty.	Proposed Qty.	Elevation
1	6' 8P COMMSCOPE (JAHH-658-R3B-V3)*	6	-	64'-0"
2	6' 8P KATHREIN (800-10965K)	3	-	64'-0"
3	6' 8P QUINTEL (QS6658-3)	3	-	64'-0"
4	RRUS-11 B12*	3	-	64'-0"
5	RRUS-32 B66	3	-	64'-0"
6	RRUS-32 B30	3	-	64'-0"
7	RRUS-12 B2*	6	-	64'-0"
8	RRUS-4478 B5	3	-	64'-0"
9	RRUS-4478 B14	3	-	64'-0"
10	DC6-48-60-18-8F	4	-	
11	Fiber Trunk### {(10mm) (25"/64")}	4	-	
12	DC Trunk### {(19.7mm) (25"/32") }	8	-	
13	7/8" Dia Coax ###	12	-	

Legend:

Qty. Quantities.

Routed inside the monopole

* To be removed

ANTENNA SCHEDULE - EXISTING

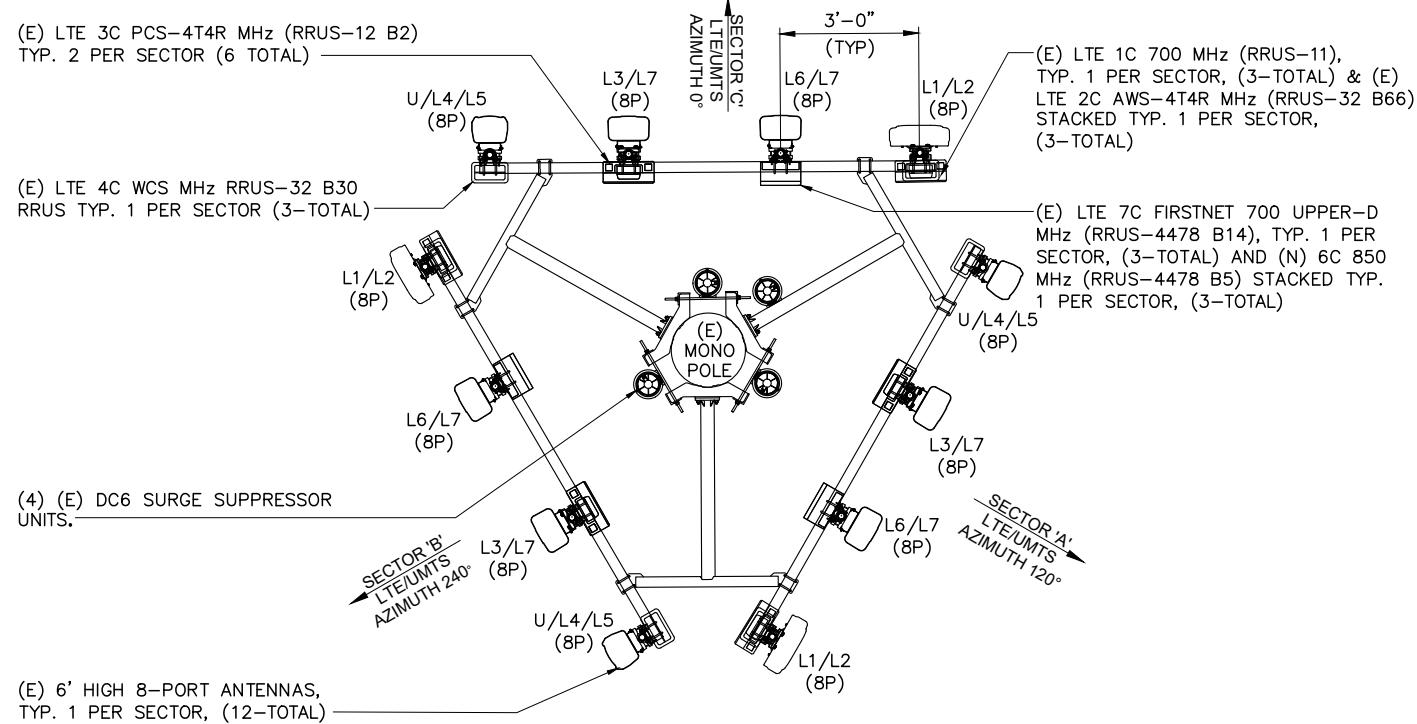
LAC028 - Proposed Equipment /Antenna List on Monopole				
Sr no	Equipment /Antenna Model	Existing Qty.	Proposed Qty.	Elevation
1	6' 12P CCI (TPA-65R-BU6DA-K)	-	3	64'-0"
2	6' 8P KATHREIN (800-10965K)	3	-	64'-0"
3	6' 8P QUINTEL (Q56658-3)	3	-	64'-0"
4	ERCCSON AIR 6449 B77D	-	3	64'-0"
5	RRUS-4478 B12	-	3	64'-0"
6	RRUS-32 B66	3	-	64'-0"
7	RRUS-32 B30	3	-	64'-0"
8	RRUS-4415 B25	-	3	64'-0"
9	RRUS-4478 B5	3	-	64'-0"
10	RRUS-4478 B14	3	-	64'-0"
11	COMBINER CBC78TDS43	-	6	64'-0"
12	DC6-48-60-18-8F	4	-	
13	Fiber Trunk### (10mm) (25"/64")	4	-	
14	DC Trunk### ({19.7mm) (25"/32")}	8	-	
15	7/8" Dia Coax ###	12	-	

Legend:
Qty. Quantities.
Routed inside the monopoly

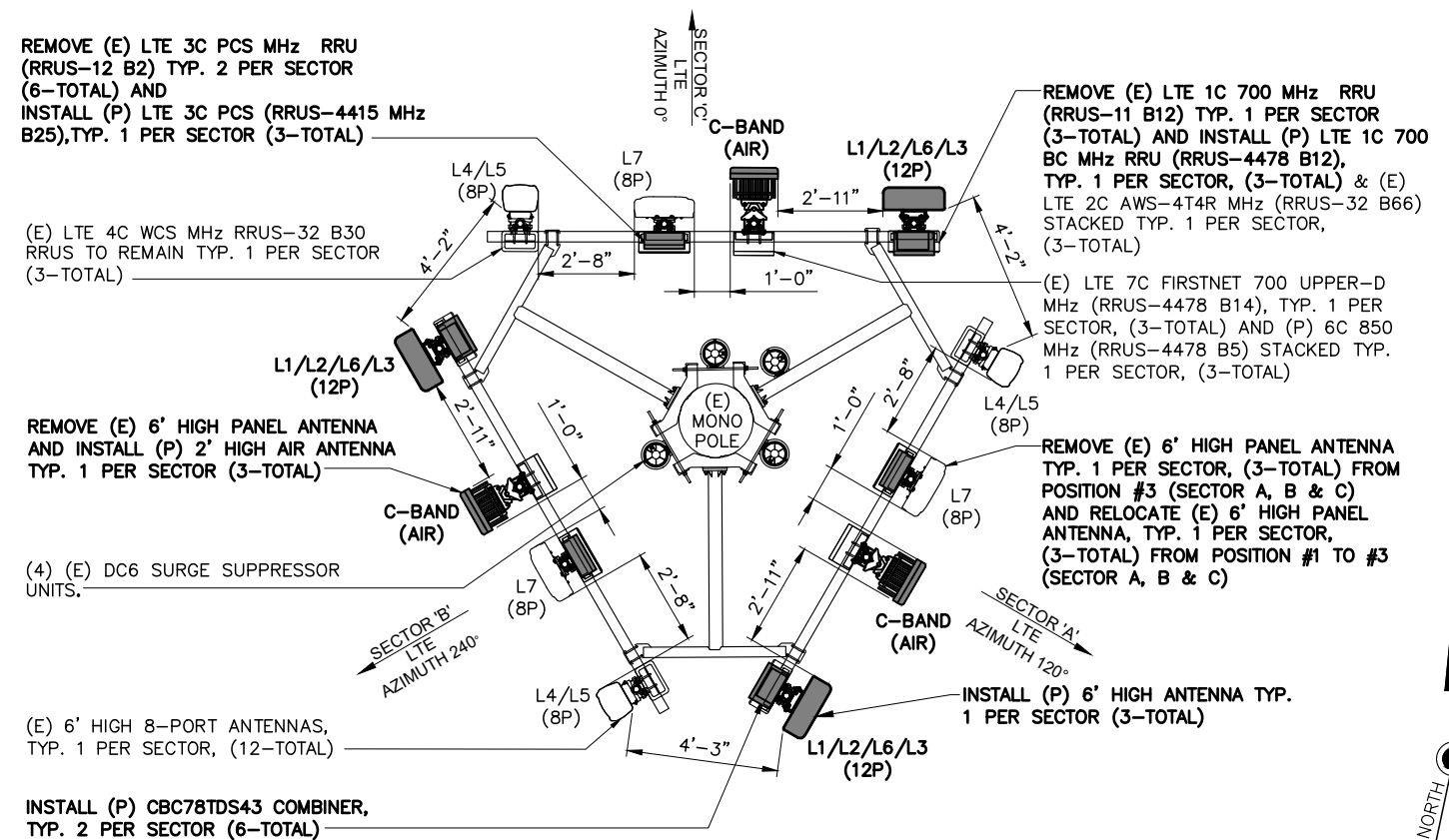
ANTENNA SCHEDULE - PROPOSED

NOTES:

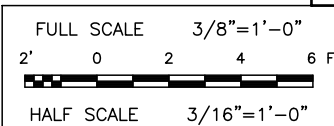
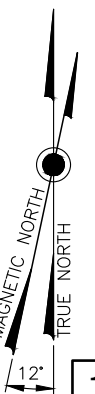
1. NO DANGLING CABLES AND GC TO SECURE THE CABLES HIGHER ON THE MOUNTS BEHIND THE ANTENNAS.
2. GC TO REMOVE EMPTY MOUNTS.
3. ALL PIPE MOUNTS SHALL BE CUT TO THE LENGTH OF THE ANTENNAS/EQUIPMENT MOUNTED UPON THEM.
4. NESTS ARE/NOT FROM A PROTECTED MIGRATORY SPECIES, WORK THAT COULD AFFECT THE NESTS WILL BE PUT ON HOLD.



ANTENNA LAYOUT PLAN - EXISTING



ANTENNA LAYOUT PLAN - PROPOSED

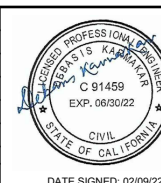


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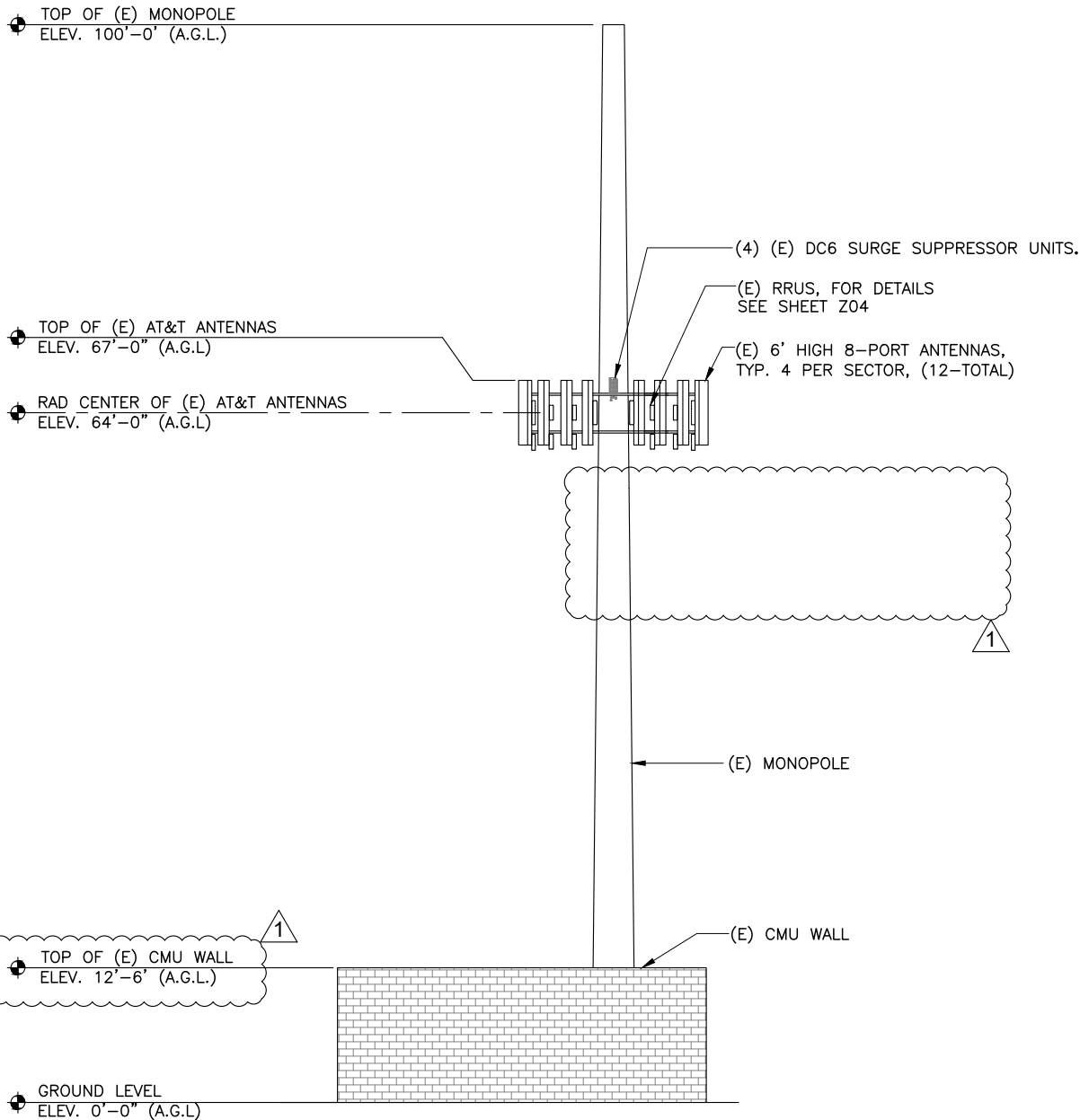


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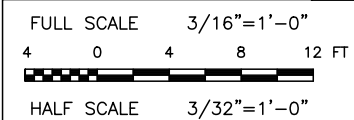
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LTE (C-BAND), 5G (PCS), 4TXRX (700BC), BBU RECONFIG PROJECT <u>ANTENNA LAYOUT PLAN & SCHEDULE</u>		
DRAWING NUMBER		REV
26377-110-FF	LA-LAC028-Z04	1

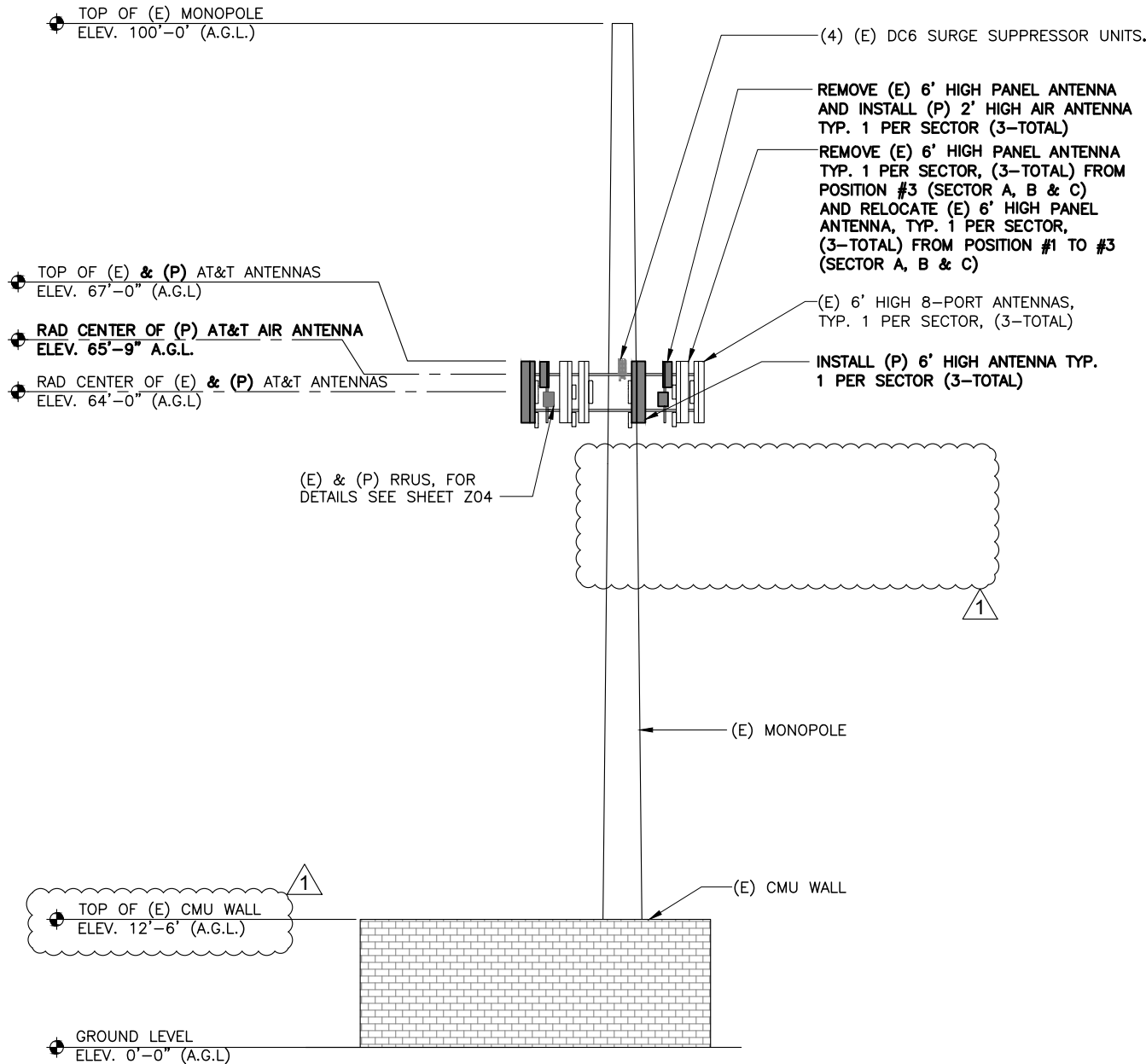
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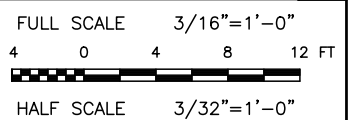
EXISTING SOUTH ELEVATION



2



PROPOSED SOUTH ELEVATION



1

NOTES:

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1452 EDINGER AVENUE, 3RD FLOOR
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DATE SIGNED: 02/09/22



LTE (C-BAND), 5G (PCS), 4TXRX (700BC),
BBU RECONFIG PROJECT
ELEVATIONS

DRAWING NUMBER		REV
26377-110-FF	LA-LAC028-Z05	1

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NOTES:

1. NO DANGLING CABLES AND GC TO SECURE THE CABLES HIGHER ON THE MOUNTS BEHIND THE ANTENNAS.
2. GC TO REMOVE EMPTY MOUNTS.
3. ALL PIPE MOUNTS SHALL BE CUT TO THE LENGTH OF THE ANTENNAS/EQUIPMENT MOUNTED UPON THEM.
4. NESTS ARE/NOT FROM A PROTECTED MIGRATORY SPECIES, WORK THAT COULD AFFECT THE NESTS WILL BE PUT ON HOLD.

1

D

C

B

A

TOP OF (E) MONOPOLE
ELEV. 100'-0" (A.G.L.)

TOP OF (E) AT&T ANTENNAS
ELEV. 67'-0" (A.G.L.)

RAD CENTER OF (E) AT&T ANTENNAS
ELEV. 64'-0" (A.G.L.)

(4) (E) DC6 SURGE SUPPRESSOR UNITS.

(E) RRUS, FOR DETAILS
SEE SHEET Z04

(E) 6' HIGH 8-PORT ANTENNAS,
TYP. 4 PER SECTOR, (12-TOTAL)

(E) AT&T EQUIPMENT SHELTER

(E) CMU WALL

TOP OF (E) CMU WALL
ELEV. 12'-6" (A.G.L.)

TOP OF (E) SHELTER
ELEV. 12'-0" (A.G.L.)

GROUND LEVEL
ELEV. 0'-0" (A.G.L.)

(E) MONOPOLE

(E) CHAINLINK FENCE. (3) (E) STRANDS
OF BARBED WIRES TO BE REMOVED

EXISTING EAST ELEVATION

FULL SCALE 3/16"=1'-0"
4 0 4 8 12 FT
HALF SCALE 3/32"=1'-0"

2

TOP OF (E) MONOPOLE
ELEV. 100'-0" (A.G.L.)

TOP OF (E) & (P) AT&T ANTENNAS
ELEV. 67'-0" (A.G.L.)

RAD CENTER OF (P) AT&T AIR ANTENNA
ELEV. 65'-9" A.G.L.

RAD CENTER OF (E) & (P) AT&T ANTENNAS
ELEV. 64'-0" (A.G.L.)

REMOVE (E) 6' HIGH PANEL ANTENNA
AND INSTALL (P) 2' HIGH AIR ANTENNA
TYP. 1 PER SECTOR (3-TOTAL)

(4) (E) DC6 SURGE SUPPRESSOR UNITS.

REMOVE (E) 6' HIGH PANEL ANTENNA
TYP. 1 PER SECTOR, (3-TOTAL) FROM
POSITION #3 (SECTOR A, B & C)
AND RELOCATE (E) 6' HIGH PANEL
ANTENNA, TYP. 1 PER SECTOR,
(3-TOTAL) FROM POSITION #1 TO #3
(SECTOR A, B & C)

(E) 6' HIGH 8-PORT ANTENNAS,
TYP. 1 PER SECTOR, (3-TOTAL)

(E) & (P) RRUS, FOR
DETAILS SEE SHEET Z04

INSTALL (P) 6' HIGH ANTENNA TYP.
1 PER SECTOR (3-TOTAL)

(E) AT&T EQUIPMENT SHELTER

(E) CMU WALL

TOP OF (E) CMU WALL
ELEV. 12'-6" (A.G.L.)

TOP OF (E) SHELTER
ELEV. 12'-0" (A.G.L.)

GROUND LEVEL
ELEV. 0'-0" (A.G.L.)

(E) MONOPOLE

(E) CHAINLINK FENCE

PROPOSED EAST ELEVATION

FULL SCALE 3/16"=1'-0"
4 0 4 8 12 FT
HALF SCALE 3/32"=1'-0"

1



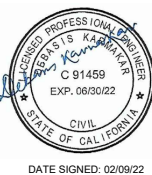
**BECHTEL INFRASTRUCTURE
AND POWER CORPORATION**
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

SANTA FE SPRINGS
SITE NO. LAC028
USID: 12083
11916 BLOOMFIELD AVE
SANTA FE SPRINGS, CA 90670



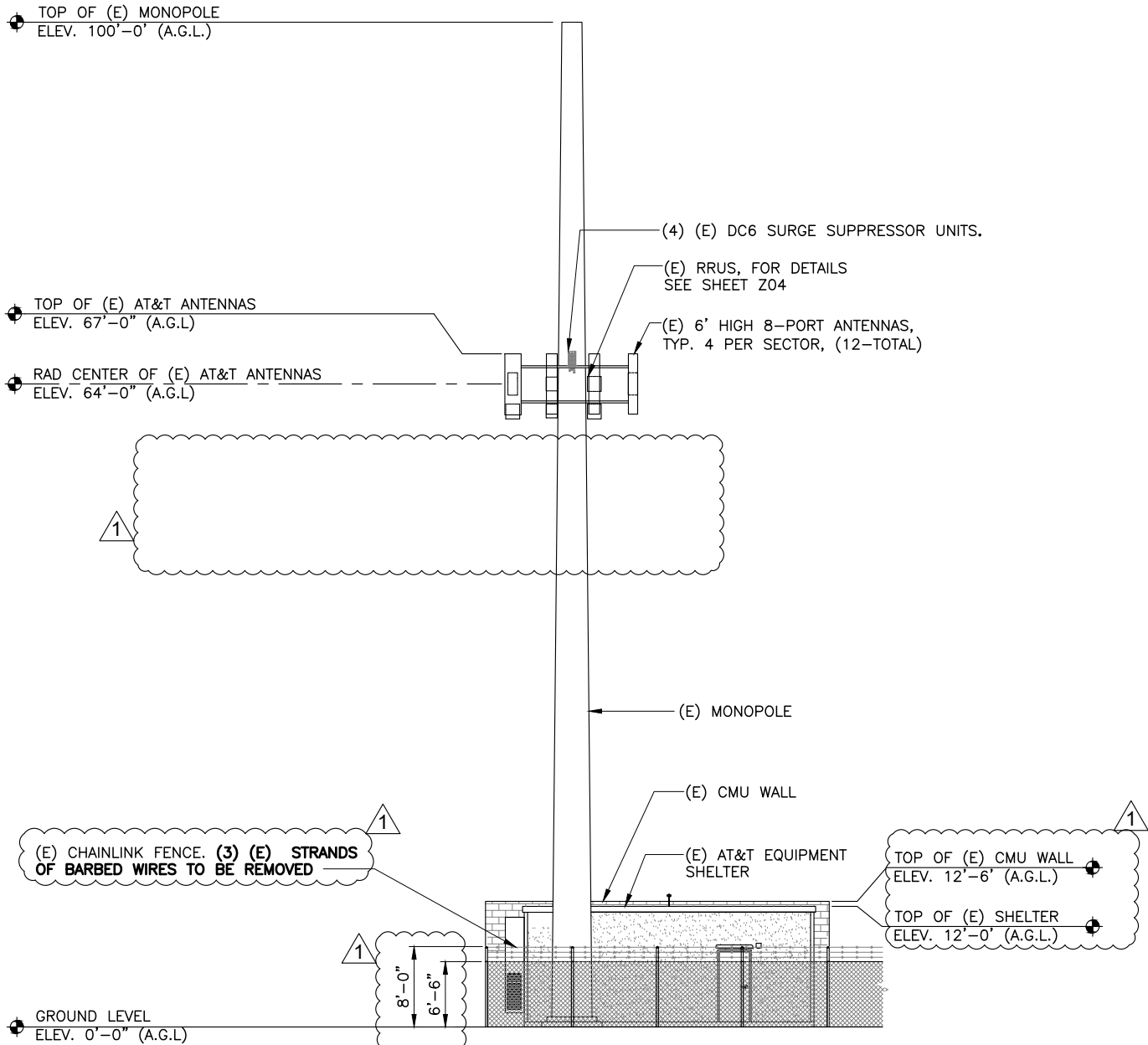
at&t
Mobility
1452 EDINGER AVENUE, 3rd FLOOR
TUSTIN, CA 92780

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	02/09/22	REVISED PER CITY COMMENTS	KV	KP	GGM
0	09/16/21	ISSUED FOR ZONING	SB	KP	GGM
A	08/27/21	ISSUED FOR REVIEW	SB	KP	GGM
SCALE: AS SHOWN			DESIGNED: SB		
BECHTEL DRAWING NUMBER:			DRAWN: SB		
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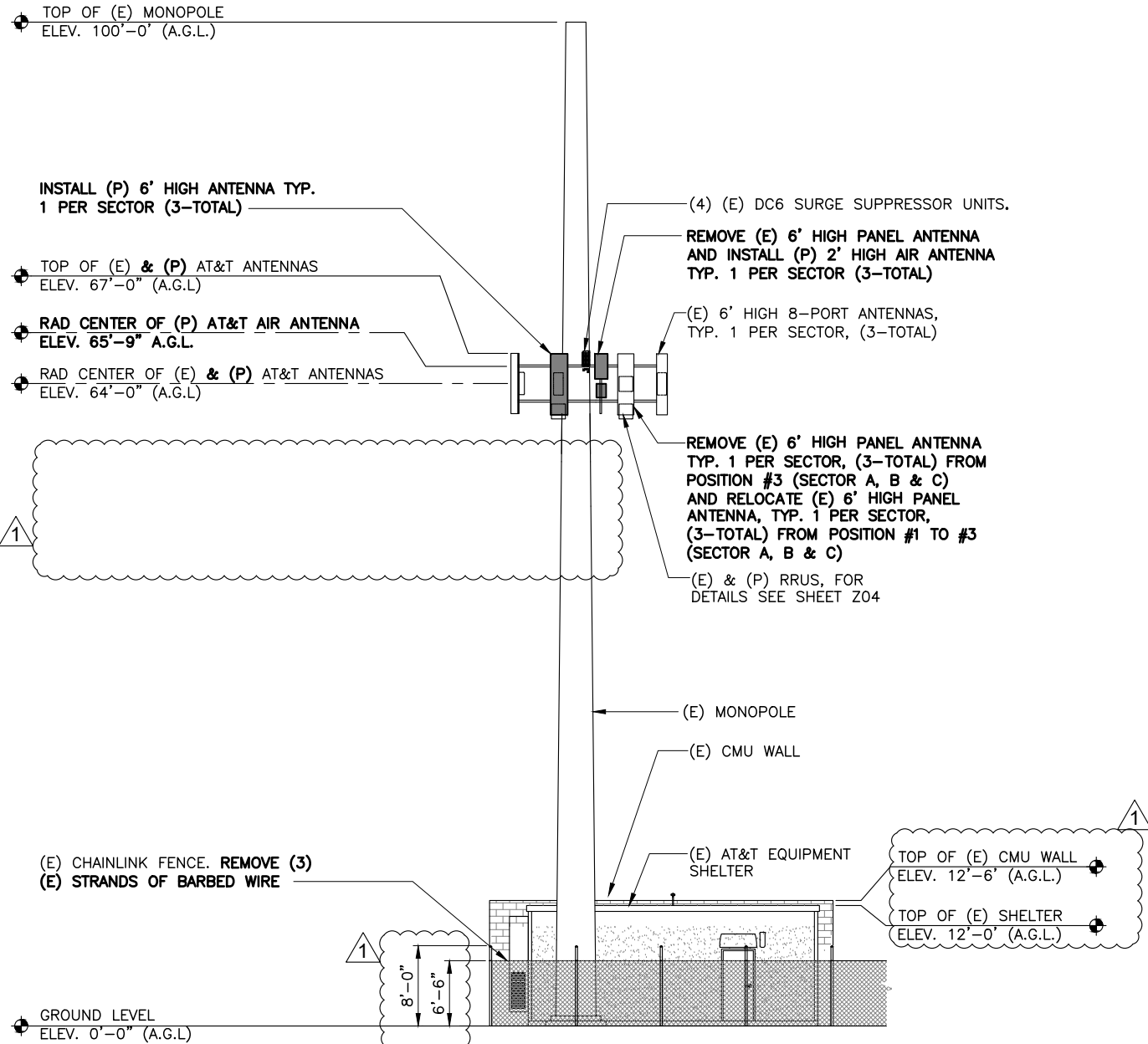
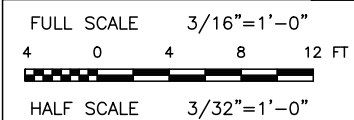


LTE (C-BAND), 5G (PCS), 4TXRX (700BC), BBU RECONFIG PROJECT ELEVATIONS	
DRAWING NUMBER	REV
26377-110-FF	1
LA-LAC028-Z06	

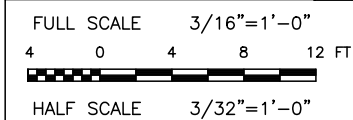
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EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION



NOTES:

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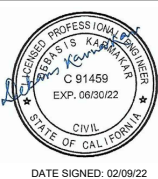
**BECHTEL INFRASTRUCTURE
AND POWER CORPORATION**
16808 ARMSTRONG AVENUE, SUITE 225
IRVINE, CA 92606

SANTA FE SPRINGS
SITE NO. LAC028
USID: 12083
11916 BLOOMFIELD AVE
SANTA FE SPRINGS, CA 90670



1452 EDINGER AVENUE, 3RD FLOOR
TUSTIN, CA 92780

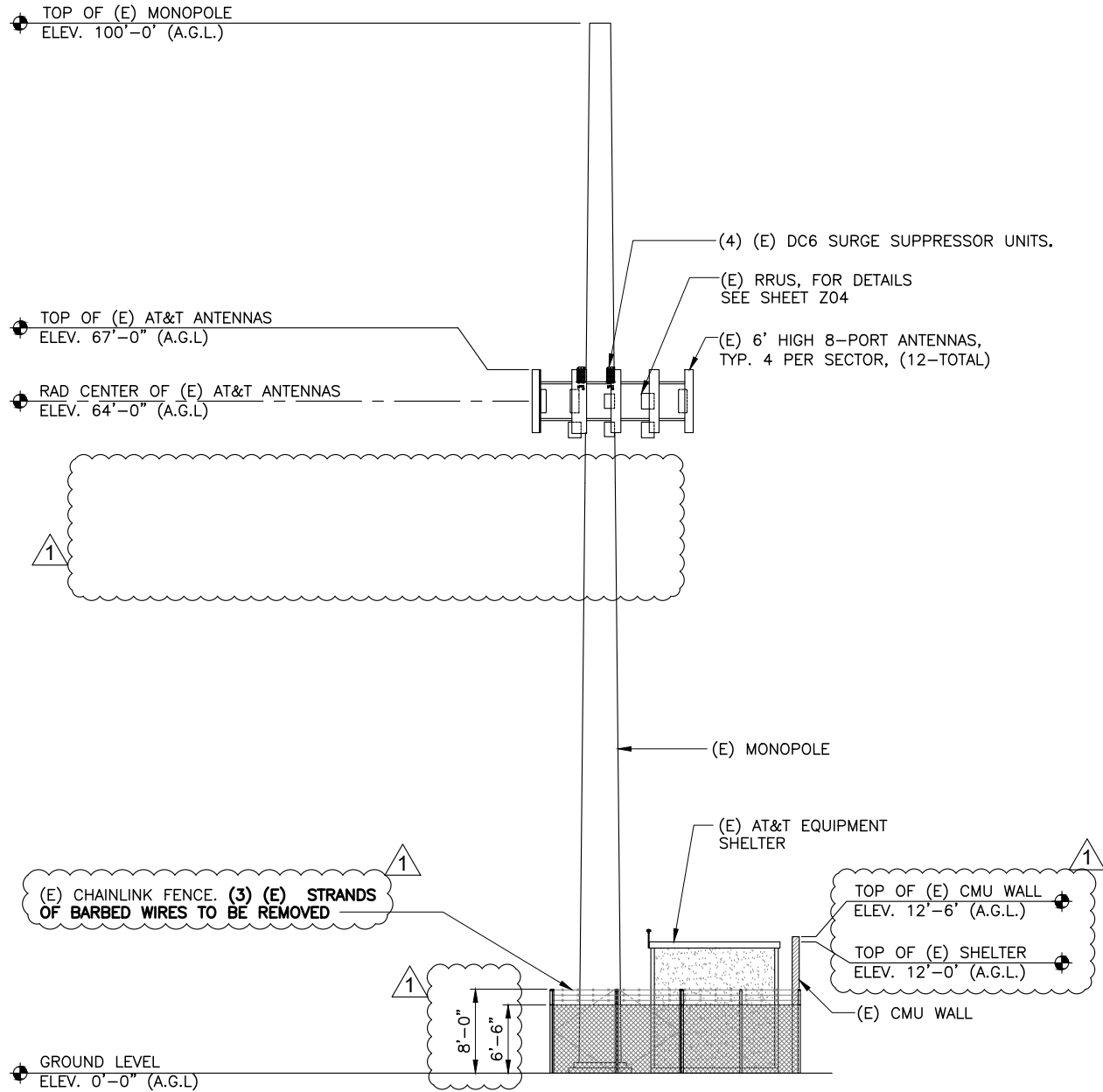
1	02/09/22	REVISED PER CITY COMMENTS		KV	KP	GGM
0	09/16/21	ISSUED FOR ZONING		SB	KP	GGM
A	08/27/21	ISSUED FOR REVIEW		SB	KP	GGM
NO.	DATE	REVISIONS		BY	CHK	APP'D
SCALE: AS SHOWN		DESIGNED: SB		DRAWN: SB		
BECHTEL DRAWING NUMBER:		26377-110-G3-0000-00003-001				



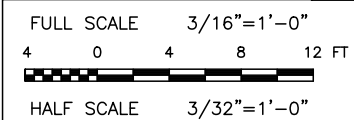
**LTE (C-BAND), 5G (PCS), 4TXRX (700BC),
BBU RECONFIG PROJECT**
ELEVATIONS

DRAWING NUMBER		REV
26377-110-FF	LA-LAC028-Z07	1

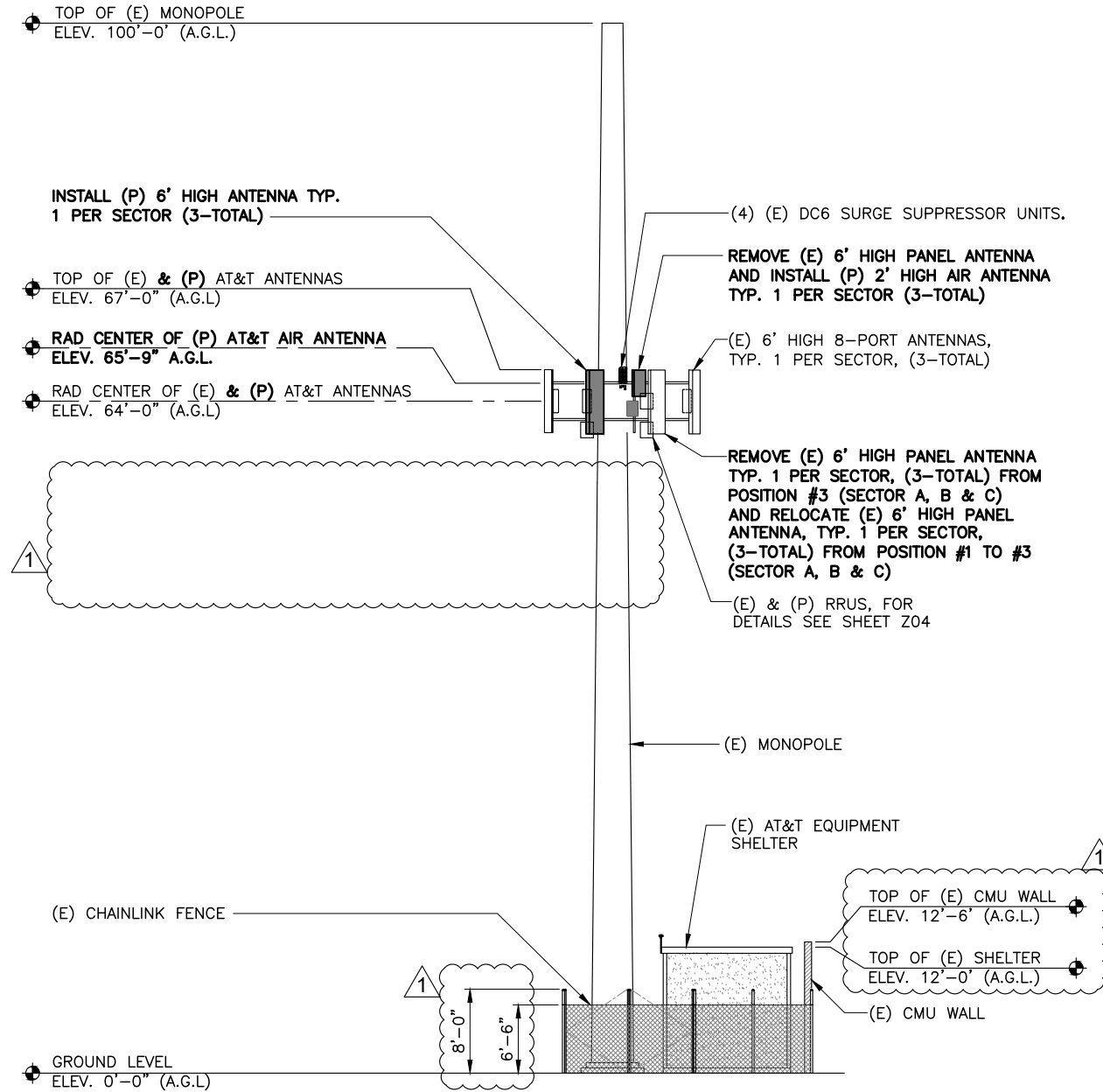
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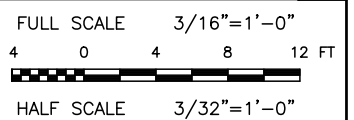
EXISTING WEST ELEVATION



2



PROPOSED WEST ELEVATION



1

NOTES:

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1



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1452 EDINGER AVENUE, 3RD FLOOR
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NEW BUSINESS

Appointment to the Heritage Arts Advisory Committee

RECOMMENDATION

- Appoint a Planning Commissioner to the Heritage Arts in Public Places Committee for a two (2) year term.

BACKGROUND

In January of 2020, the City Council passed Ordinance No. 1111, which amended various Sections of the Santa Fe Springs Municipal Code relating to Commissions and Authorities, Composition, Appointments, Terms, Vacancies, Absences, etc. As part of said amendments, beginning in 2021, appointments and committees shall be made in January as per Section 32.33 of the Municipal Code. Staff is, therefore, recommending that the Planning Commission appoint one of its members to the Heritage Arts Advisory Committee (HAAC).

The Heritage Arts Advisory Committee (HAAC) is hereby created as a committee appointed by the City Council to advise on the city's Heritage Artwork in Public Places Program. The HAAC shall consist of a maximum of nine voting and six non-voting members who may be reappointed at the discretion of the City Council and shall include the following unless otherwise directed by the City Council:

1. A member of the Planning Commission.
2. A member of the Chamber of Commerce and Industrial League.
3. A member of the Beautification and Historical Services Advisory Committee.
4. A member of the Family and Human Services Advisory Committee.
5. A member directly appointed by a City Council member, with each City Council member being entitled to one direct appointment.
6. The City Manager or designee, in a nonvoting capacity.
7. The Director of Community Services or designee, in a nonvoting capacity.

8. The Director of Planning and Development or designee, in a nonvoting capacity.

The Planning Commission will need to consider that the member of the Planning Commission that is selected to serve on the HAAC must not exceed the limitations set forth in Section 32.35 of the Municipal Code which states that "The same individual may serve on no more than three commissions or committees, or any combination thereof, at any given time. The appointed member should also understand and accept that the term of service shall be two years beginning in January 2023 and end in December 2024, except that such individual shall continue in office until their successors are appointed.



Wayne M. Morrell
Director of Planning



PRESENTATION

2022 Planning and Development Department Accomplishments

RECOMMENDATION

- Receive the presentation from Planning staff and provide feedback as desired.

BACKGROUND

Staff has prepared a brief PowerPoint presentation to highlight the accomplishments achieved by the Planning and Development Department throughout the 2022 calendar year. The presentation highlights the development projects that were entitled throughout 2022 as well as provide an update on development projects that are either currently underway or recently completed. The presentation also provides a final tally of plan checks submitted, building permits and business licenses processed, as well as the overall statistics surrounding development activities highlighted in the presentation. Lastly, the presentation identifies other noteworthy accomplishments such as the adoption of the 2040 General Plan, updates on various city-owned sites, and other long-range planning projects currently underway.

The presentation is not just a recap of the 2022 accomplishments by staff, but also a representation of the many important, and sometimes difficult, decisions made by the Planning Commission. Many of these accomplishments would not be possible without the commitment of the entire Planning Commission and your ability to make decisions in the community's best interest.


Wayne M. Morrell
Director of Planning